

# South Cooper Mountain Concept & Community Plans

Visioning Workshop  
July 13, 2013

# Today's Agenda

- Welcome, Project Background
- Big Picture Land Use Concepts
- Transportation Issues, Priorities and Ideas
- South Cooper Mtn Annexation Area Planning
- Wrap up, view results

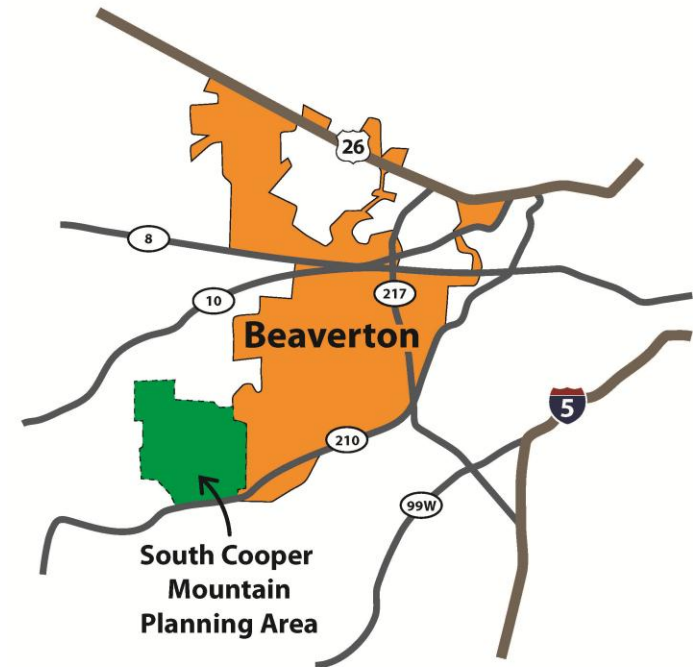
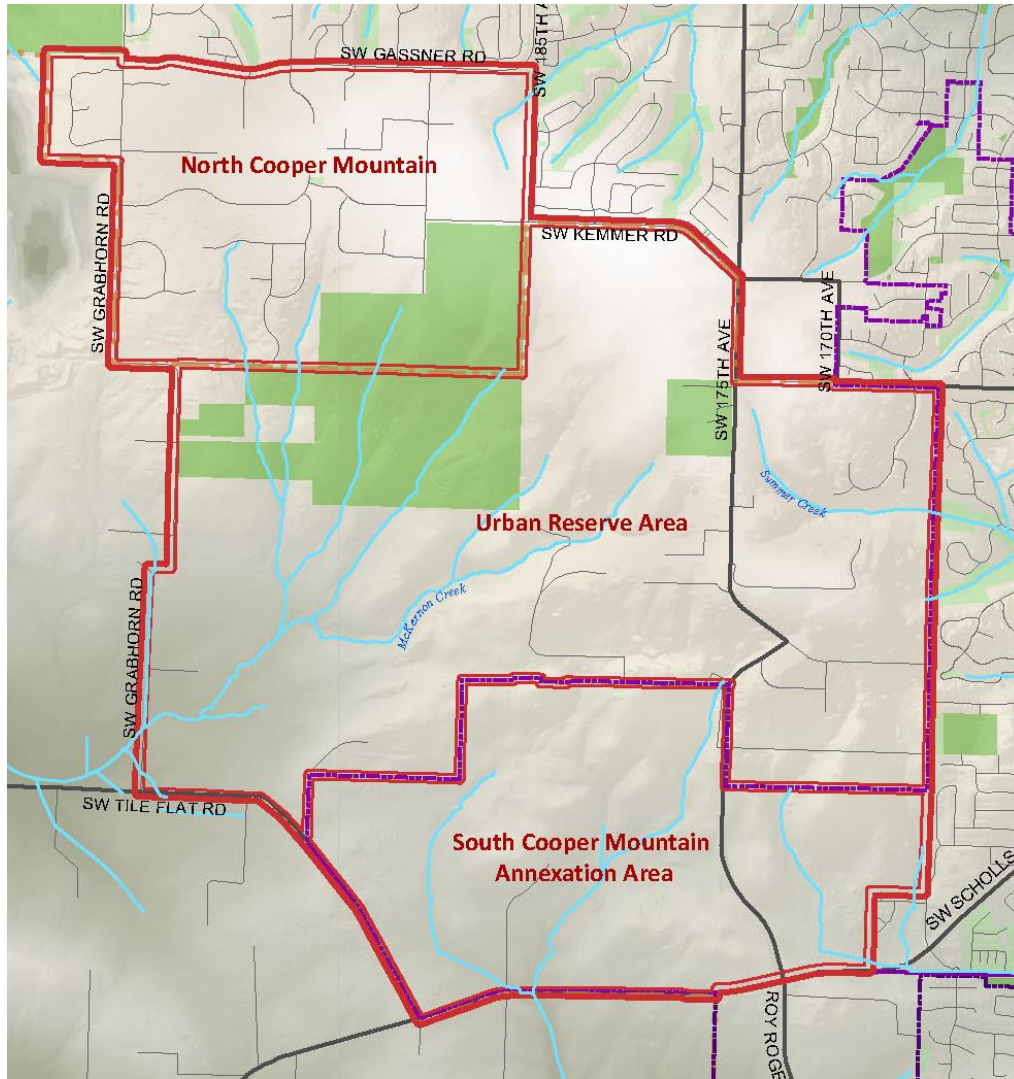
# Who's here today?

- Placeholder – keypad exercise



# OVERVIEW & PROJECT BACKGROUND

# Study Area Overview



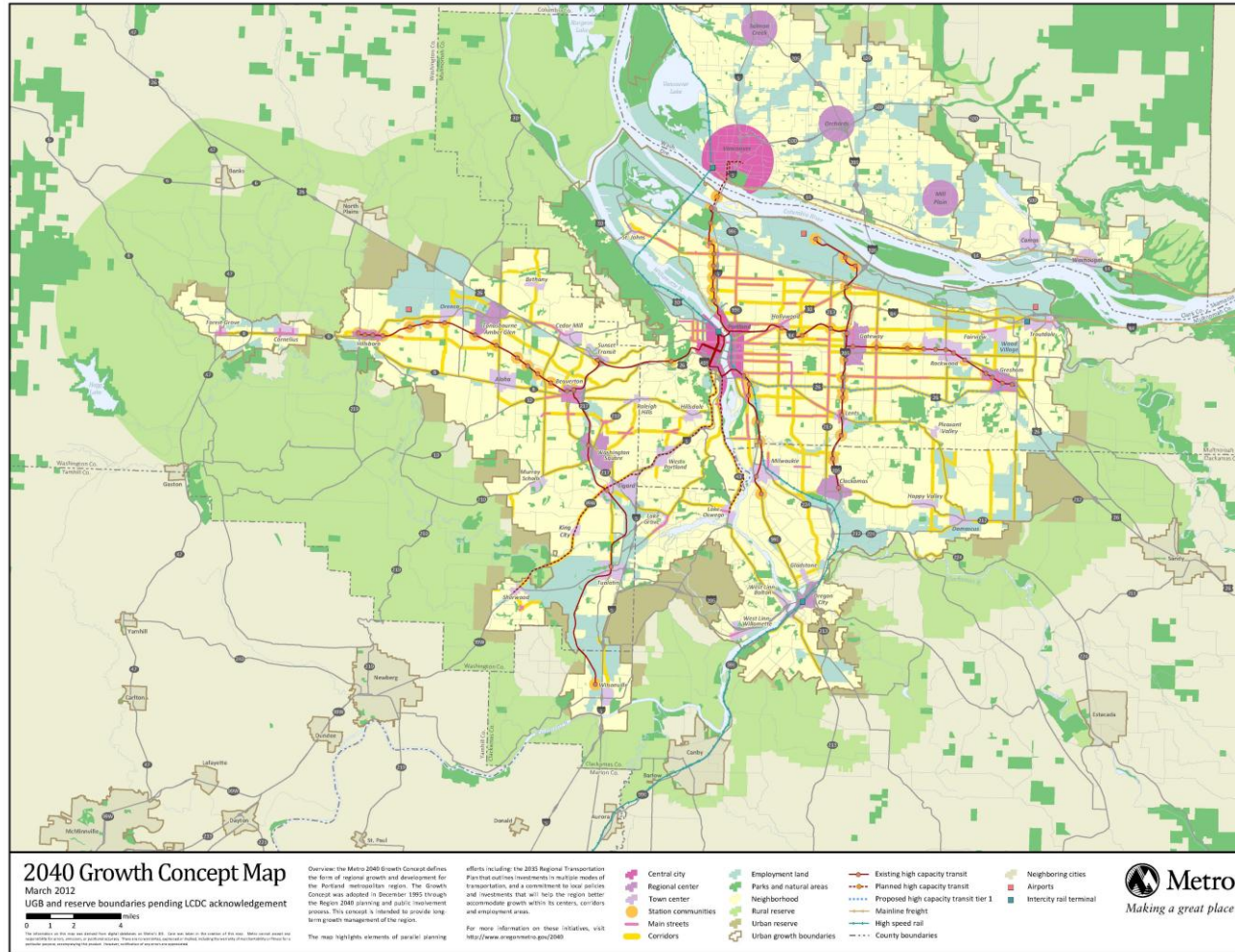
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# How did we get here?



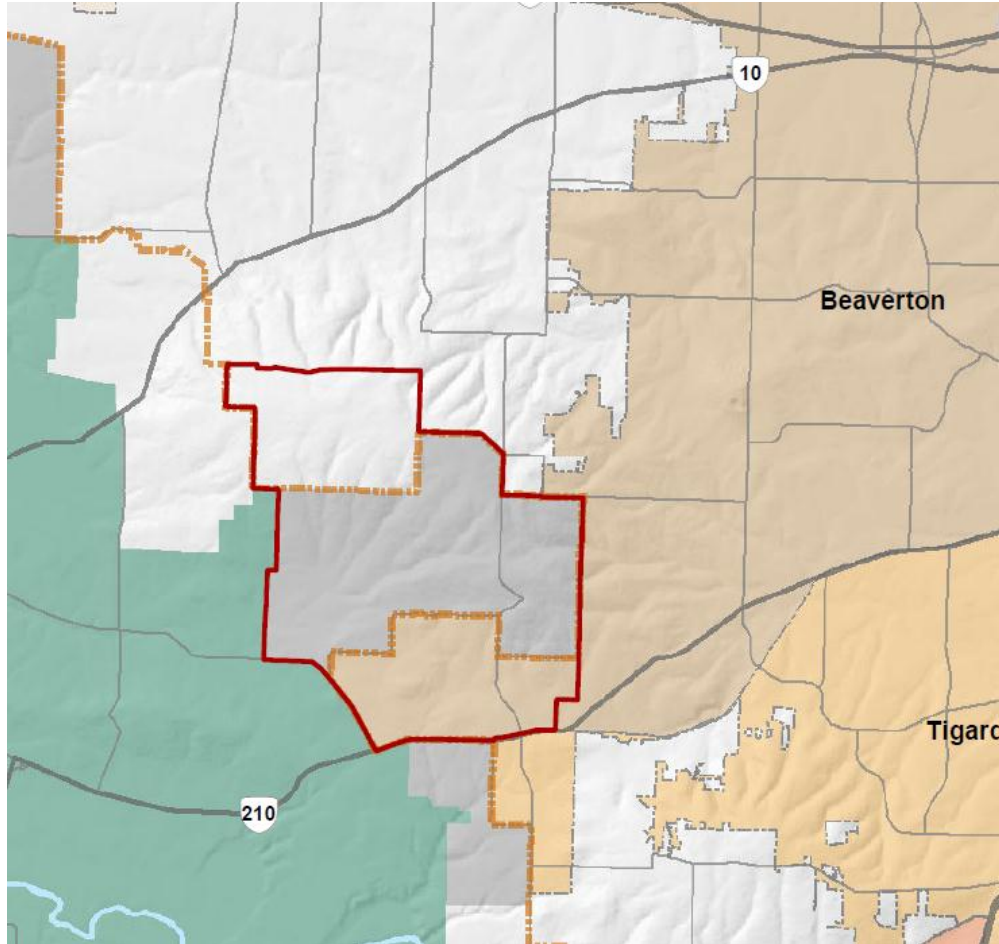
1973 – Governor Tom McCall Signs Senate Bill 100 into law, establishing Oregon land use planning system

# 2040 Growth Concept Adopted 1995, Last Update 2012



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# More Recently



2002 – North Cooper Mountain brought into UGB

2010 – Beaverton Community Vision

2011 – Beaverton Civic Plan

2011 – Urban and Rural Reserves Designated

2013 – South Cooper Mountain Annexation

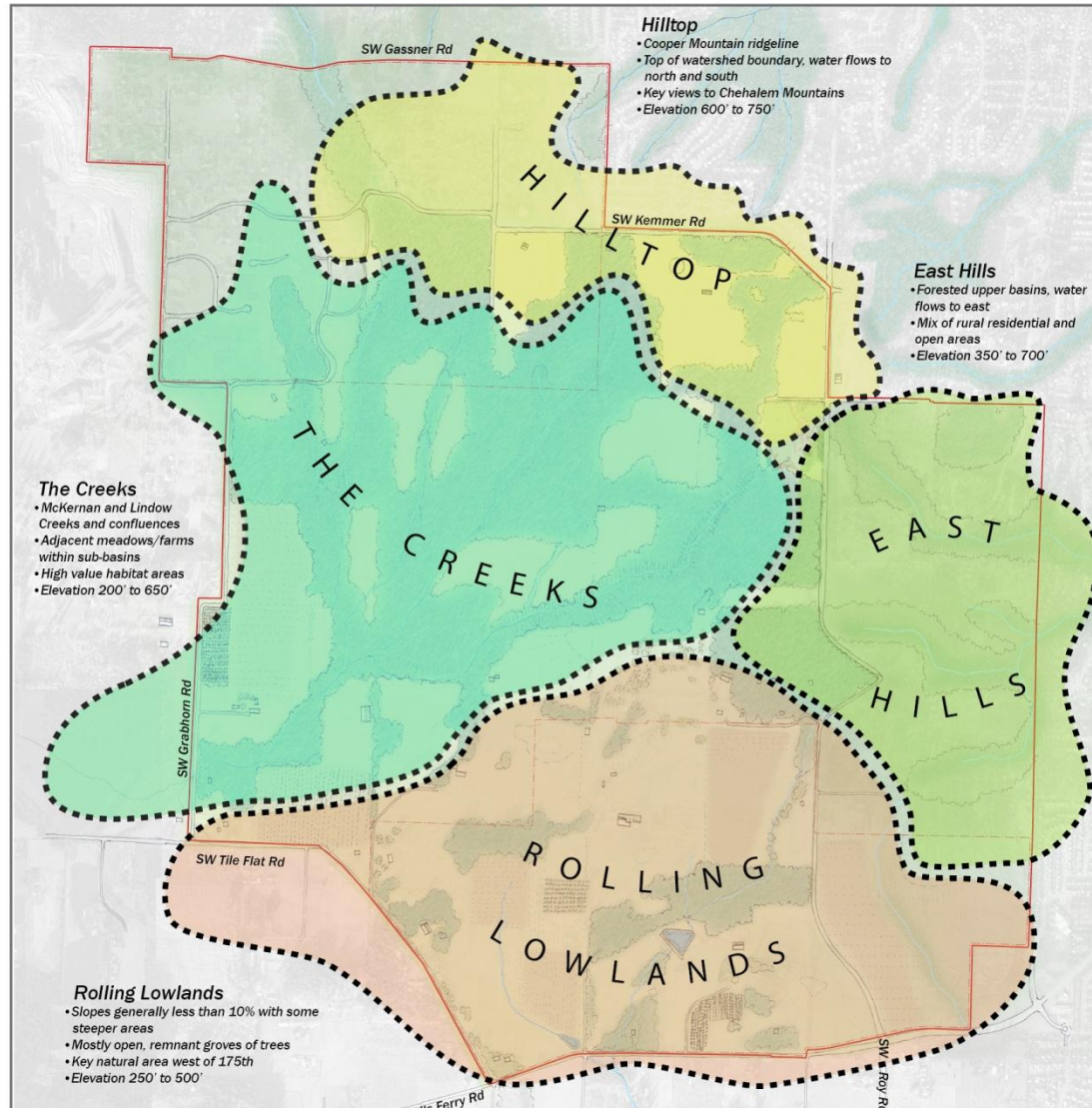
# Guiding Principles

- Beaverton's next great community
- Sustainable
- Realistic finance plan
- Housing choices
- Transportation options
- Natural resources
- Regional consistency
- Coordinated
- Part of greater Beaverton
- Civic uses
- Rural compatibility

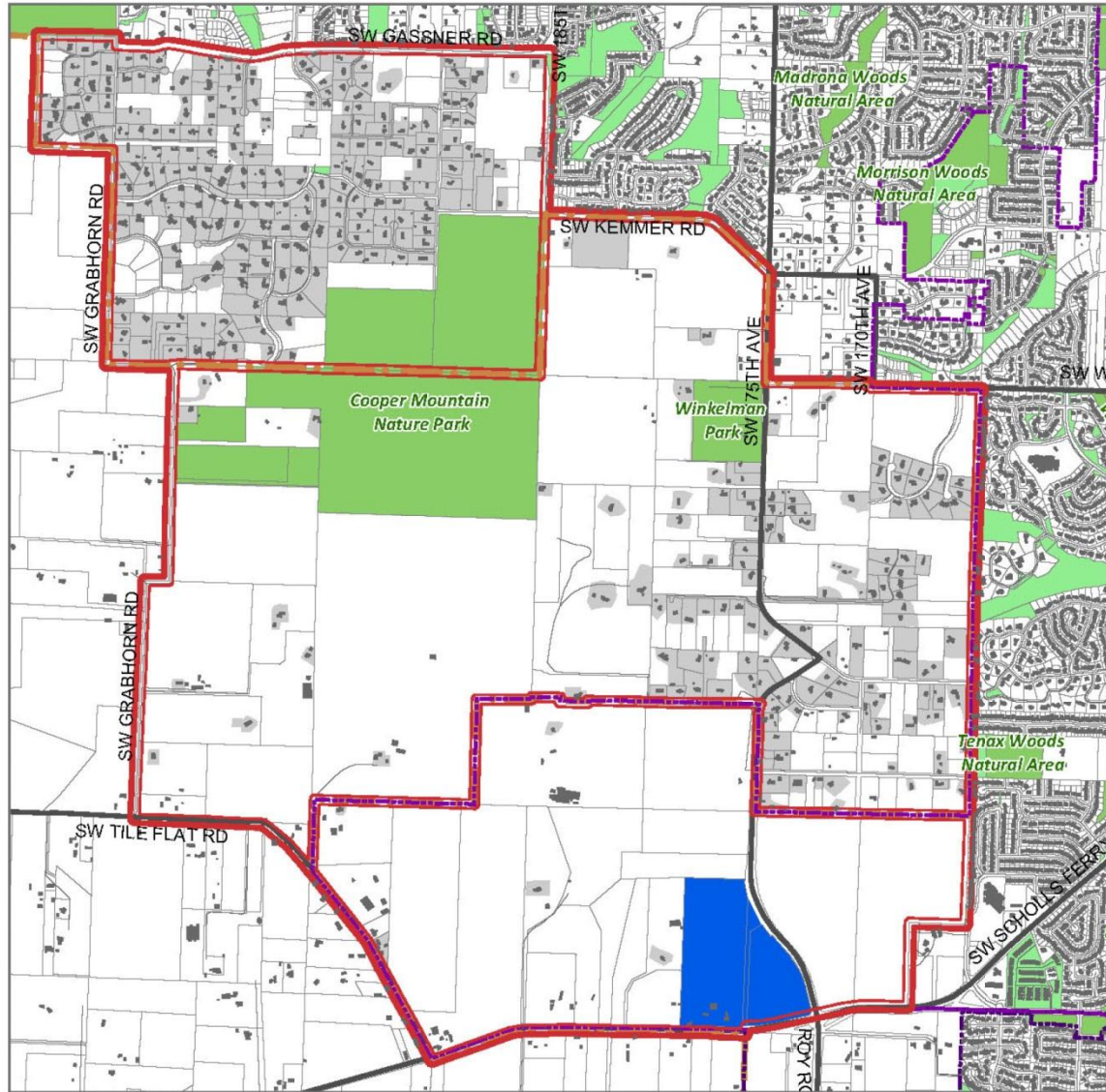


# EXISTING CONDITIONS SUMMARY

# Landscape Types



# Current Development Patterns

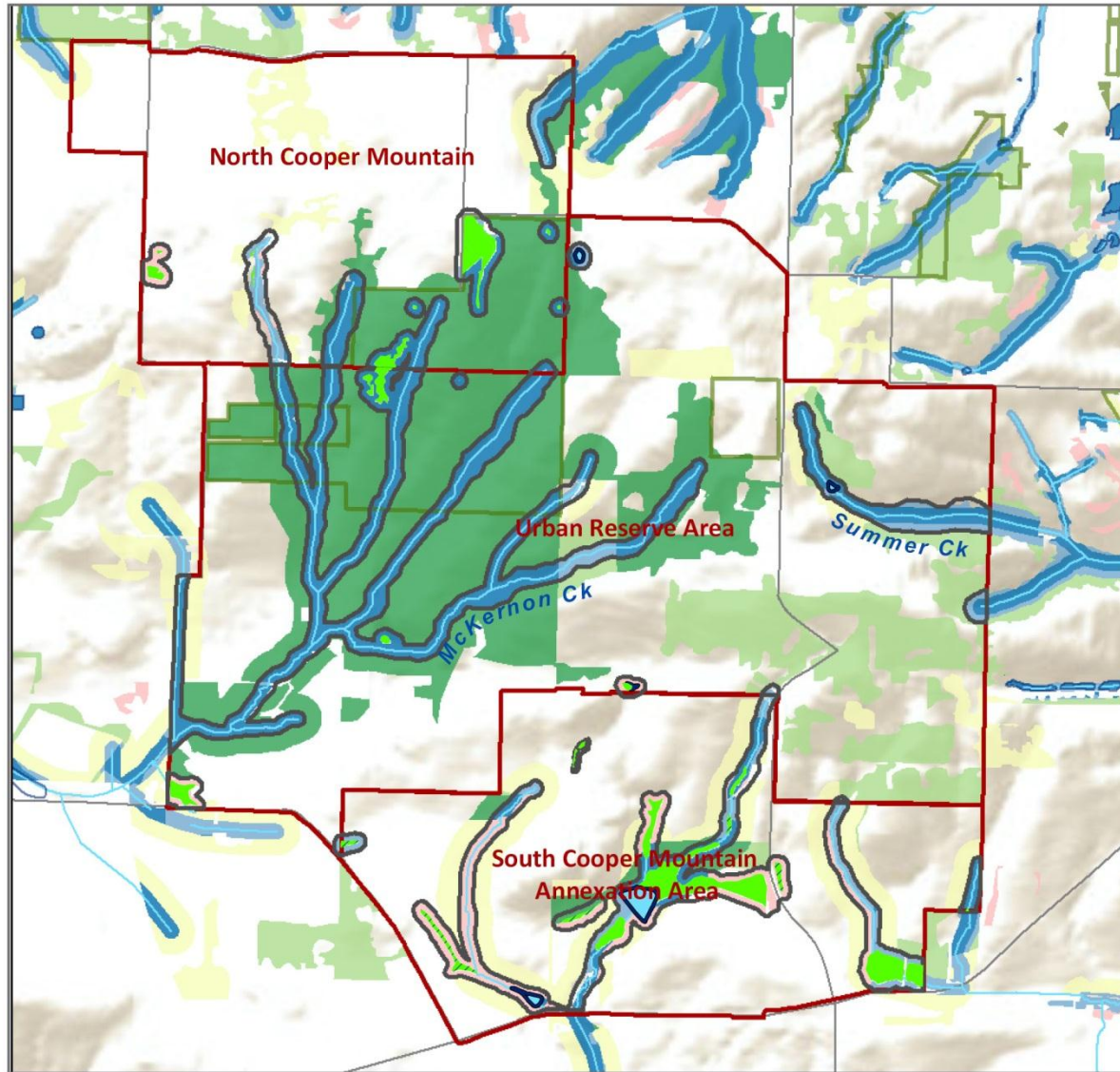


- Building Footprints
- Developed Land (inside study area)
- Parks and Natural Areas
- Private Open Space
- Future High School Site
- Taxlots



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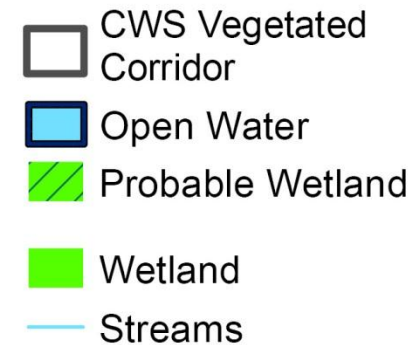
# Natural Resources



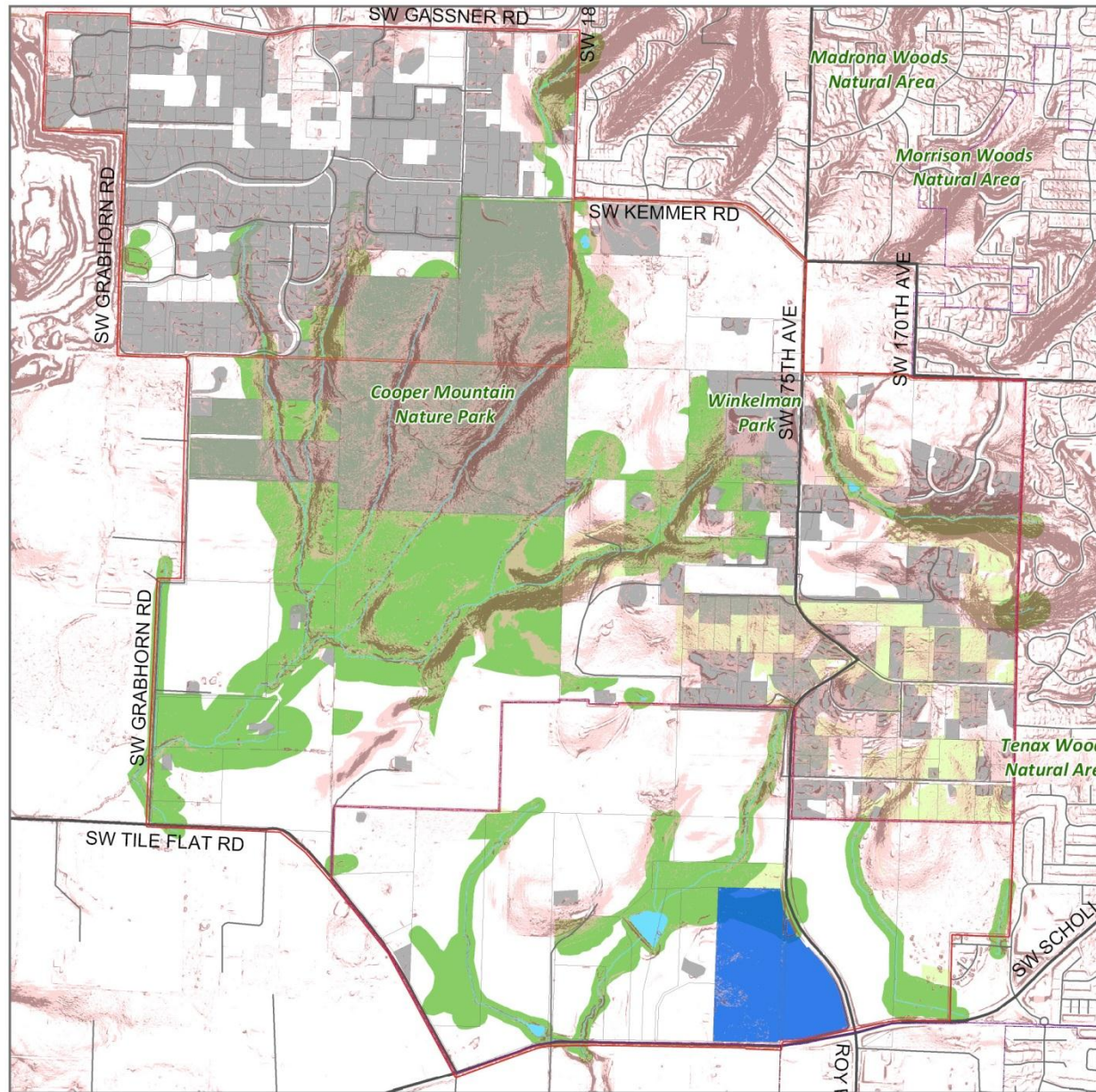
## Riparian Wildlife Habitat Quality



## Upland Wildlife Habitat Quality

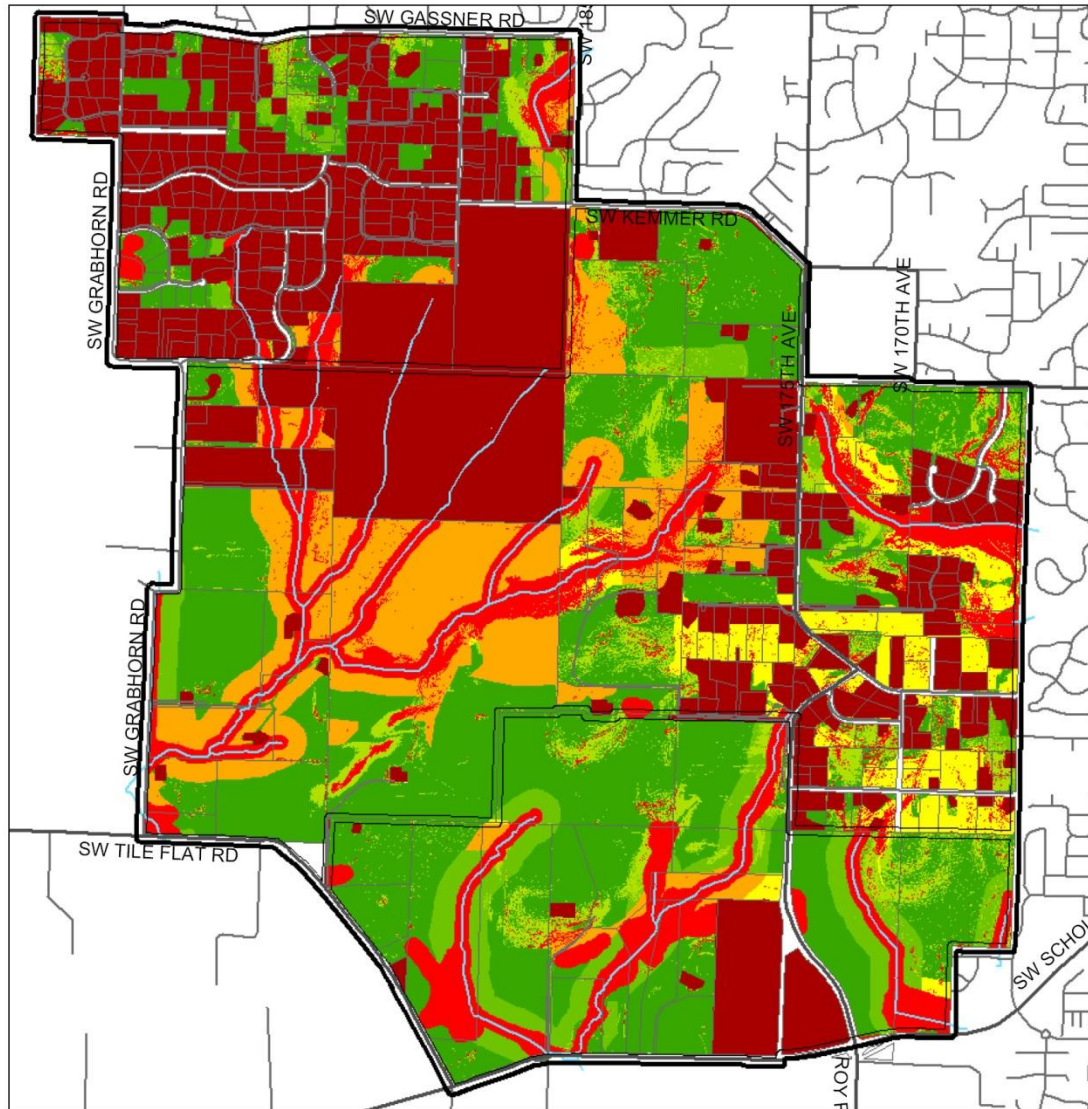


# Development Constraints



- Future High School Site
- Developed Land (inside study area)
- Open Water
- Wetland, Upland, and Stream Corridors
- <15% slope
- 15-25% slope
- >25% slope

# Buildable Lands Inventory



-  **Committed**
-  **Unbuildable:** stream corridor / wetland / over 25% slope
-  **Minimally buildable:** Class A upland / Class II riparian habitat
-  **Partially buildable:** Class B upland
-  **Buildable but challenging:** 15-25% slope, not otherwise constrained
-  **Buildable with low value resources:** Class C upland / Class III riparian habitat
-  **Entirely unconstrained**

# Market Analysis: Providing Housing Choices



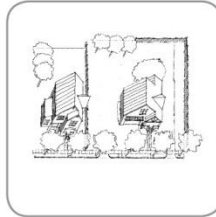
**Workforce housing:**  
40-50 units / net acre



**Compact Single Family:**  
10-11 units / net acre



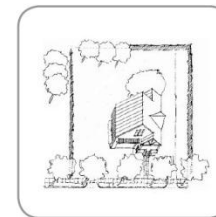
**Apartments / Condos:**  
30-40 units / net acre



**Standard Single Family:**  
7-8 units / net acre

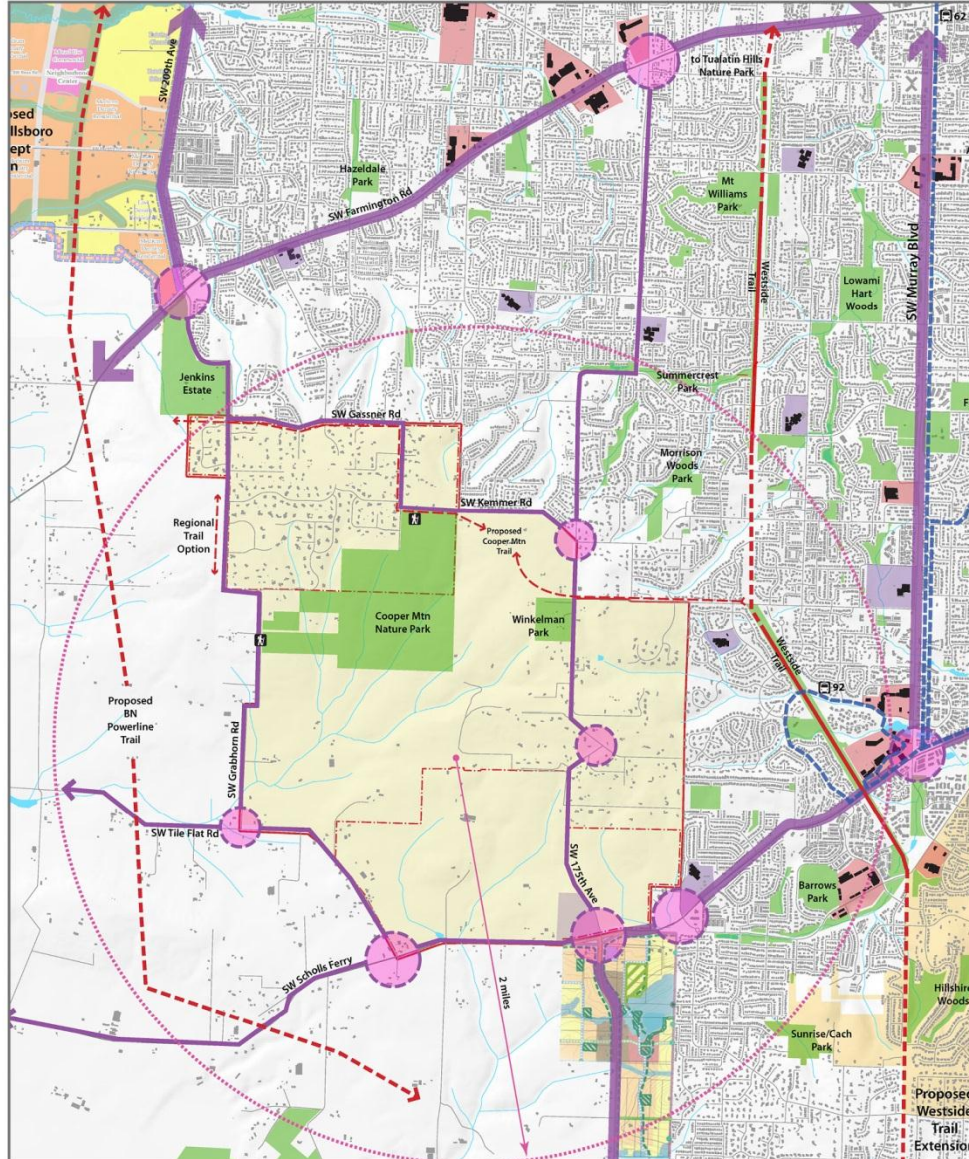


**Townhomes/Cottages:**  
16-20 units / net acre



**Executive Housing:**  
2-3 units / net acre

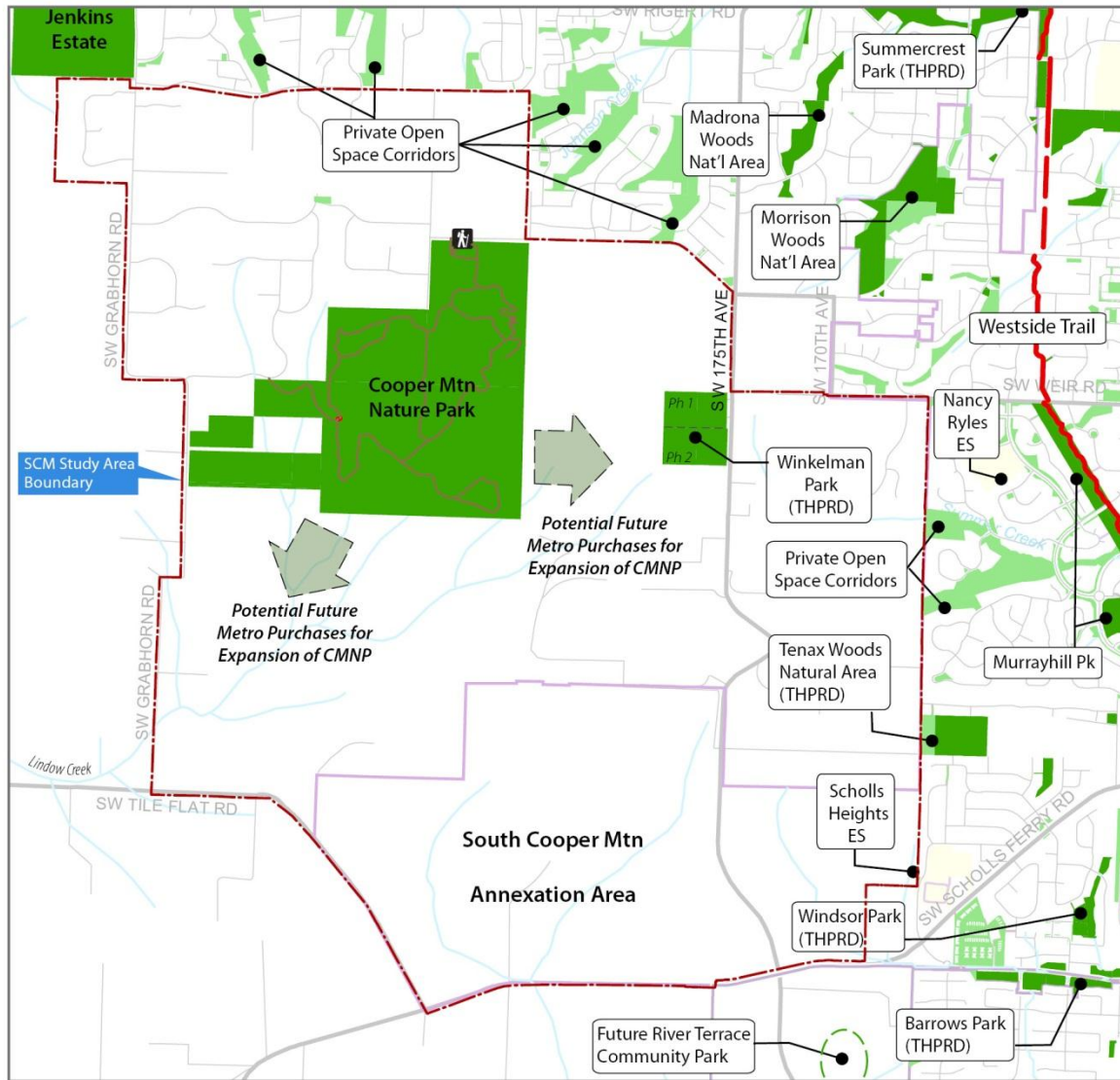
# Market Analysis: Retail



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# Parks

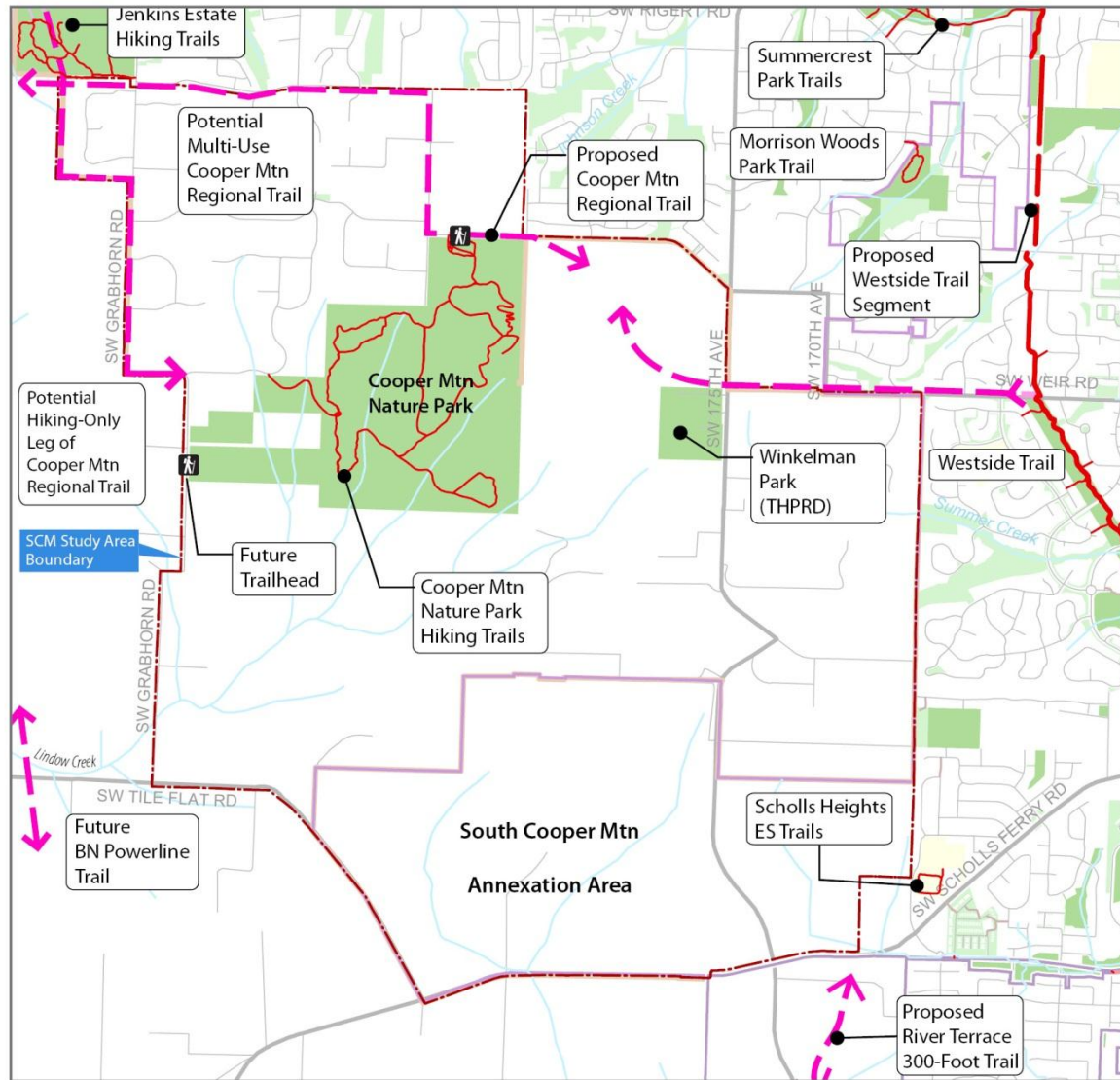


- Existing Public Parks
- Existing Private Open Space (HOA)
- Existing Schools



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# Trails

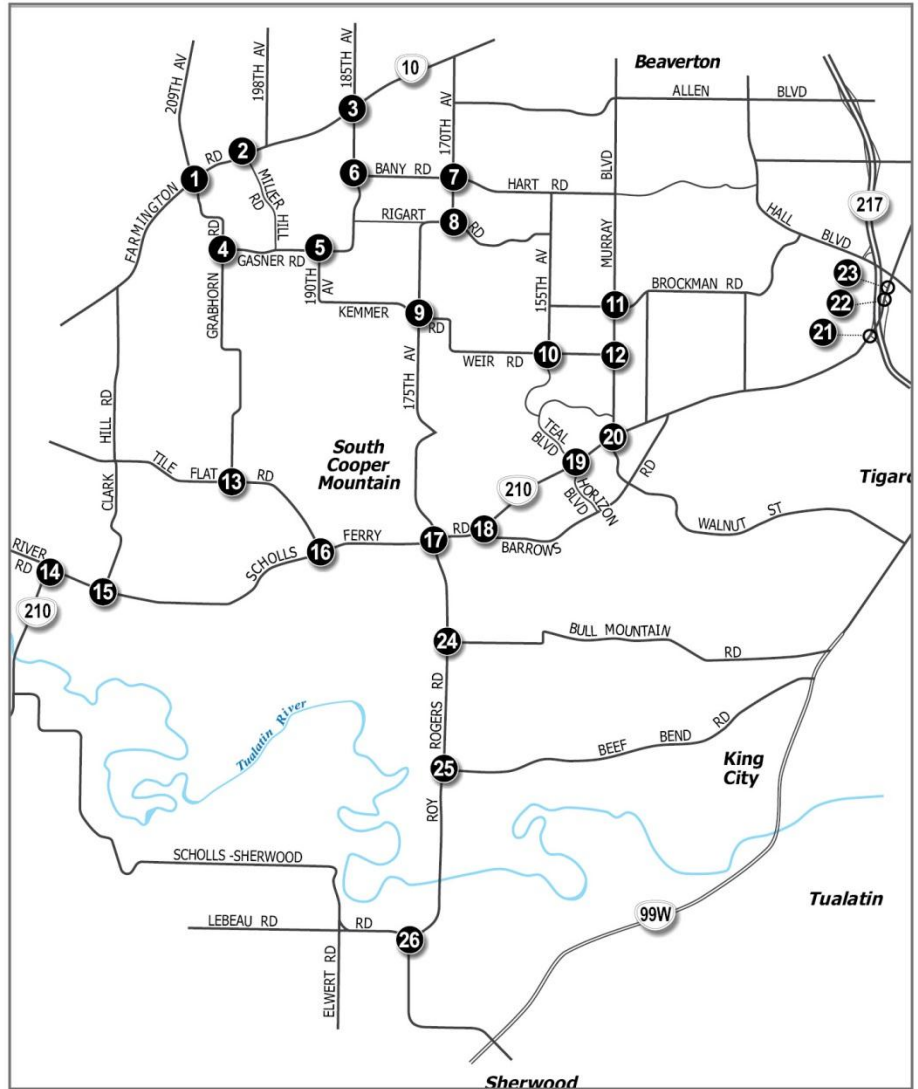
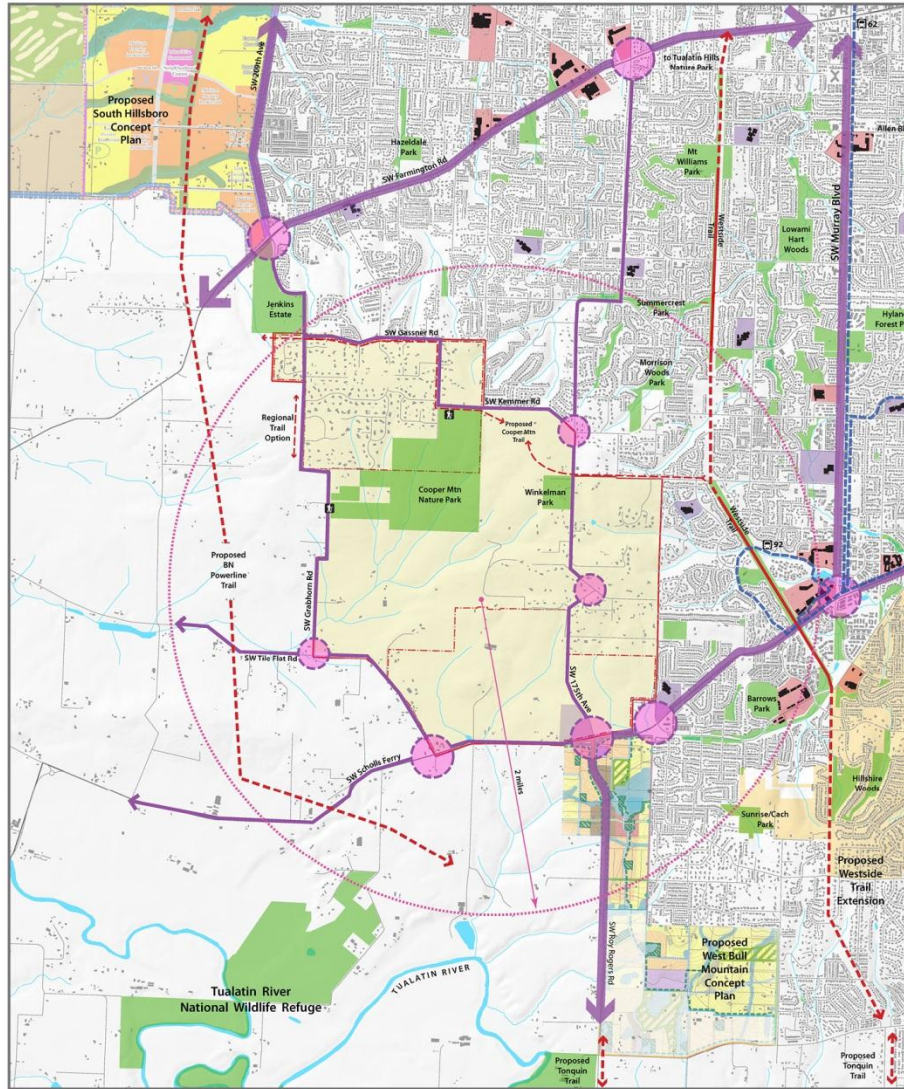


- Local Community Trails
- - - Conceptual Trails
- Regional Trails



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# Roads & Transit



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# What We've Heard: Key Issues

- Transportation!
- Appropriate levels of density and new development
- Appreciation for natural resources and open space
- Stormwater and erosion concerns
- Funding for new infrastructure



# ABOUT THE EXERCISES

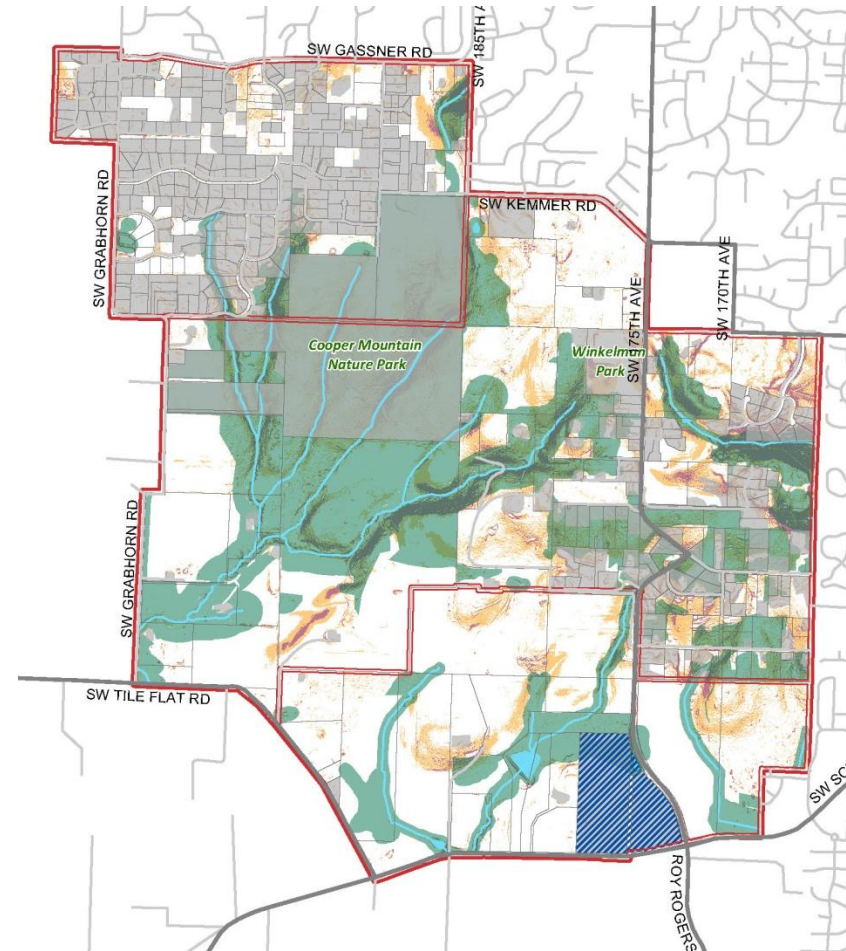
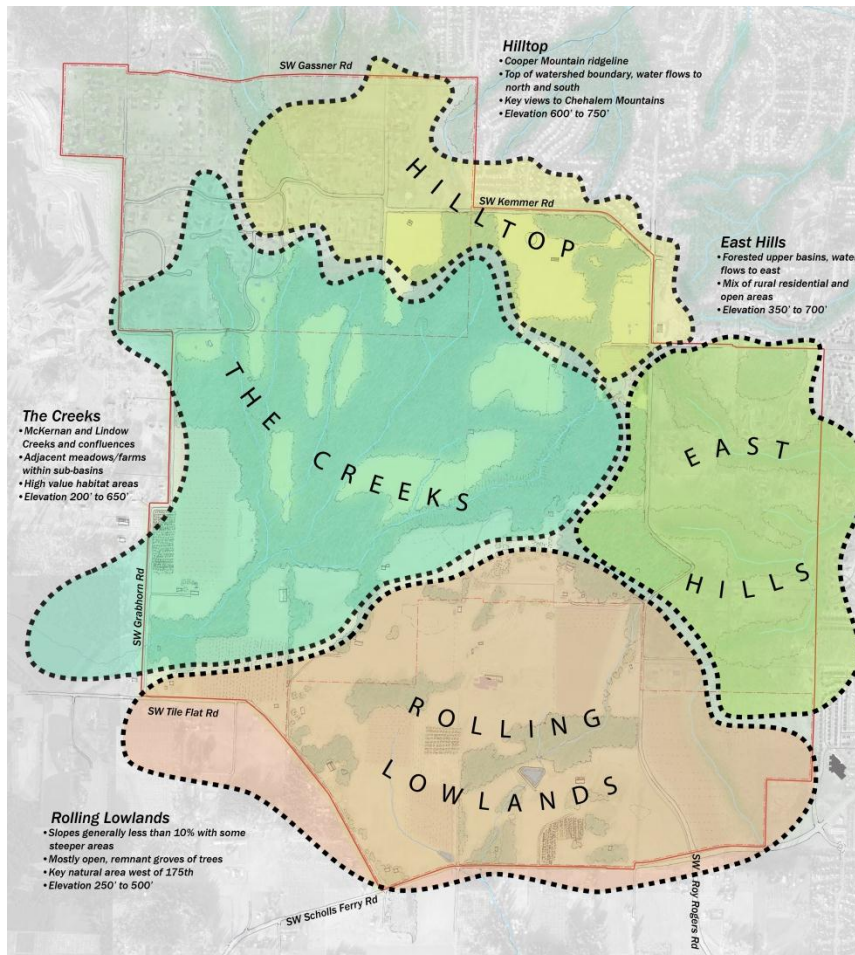
# About today

- Ideas, not decisions
- Long term focus (20-50 years)
- Concept level (but okay to suggest detailed ideas)



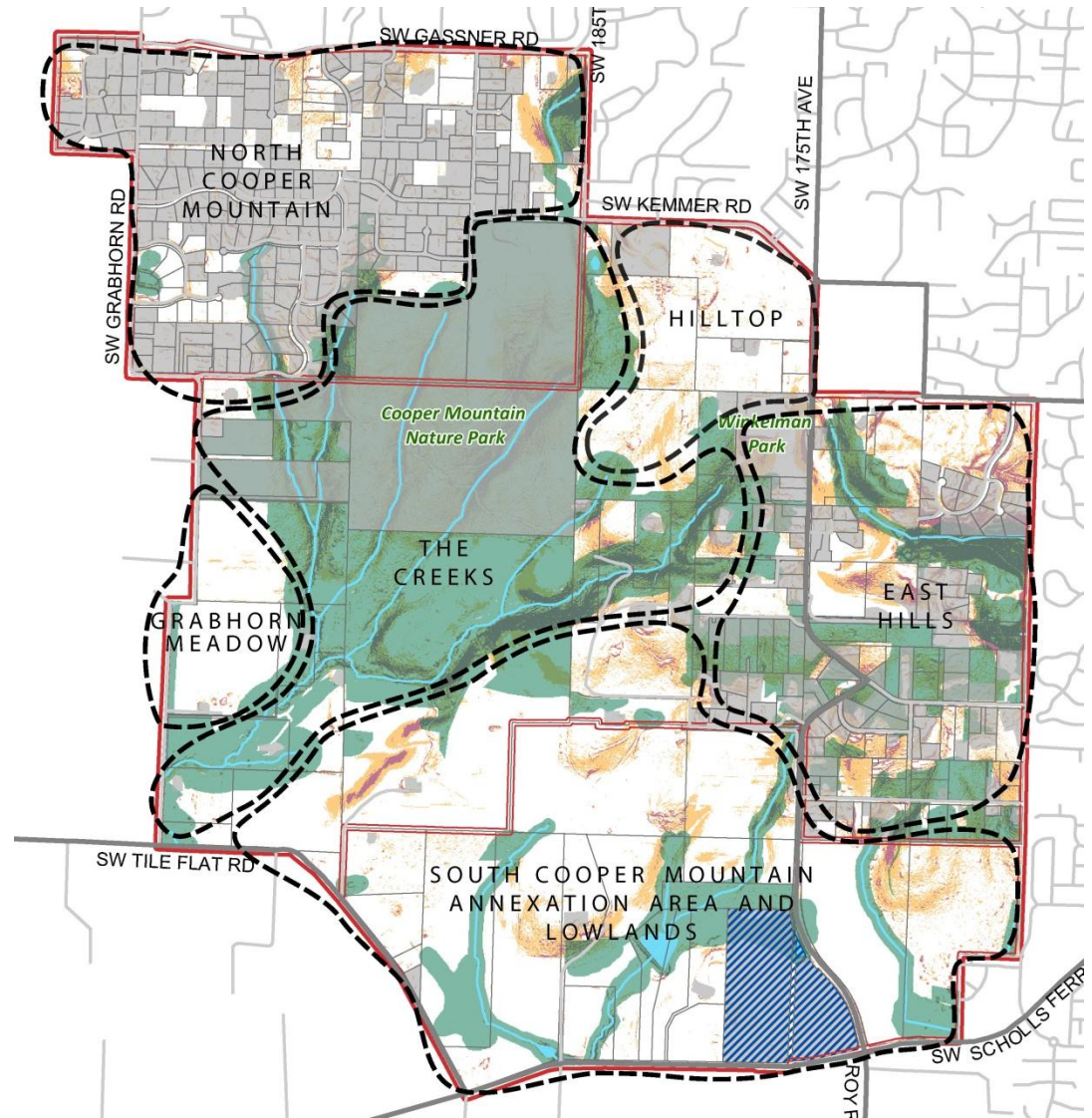
# BIG PICTURE LAND USE CONCEPTS

# Combining Landscape Types with Buildable Lands



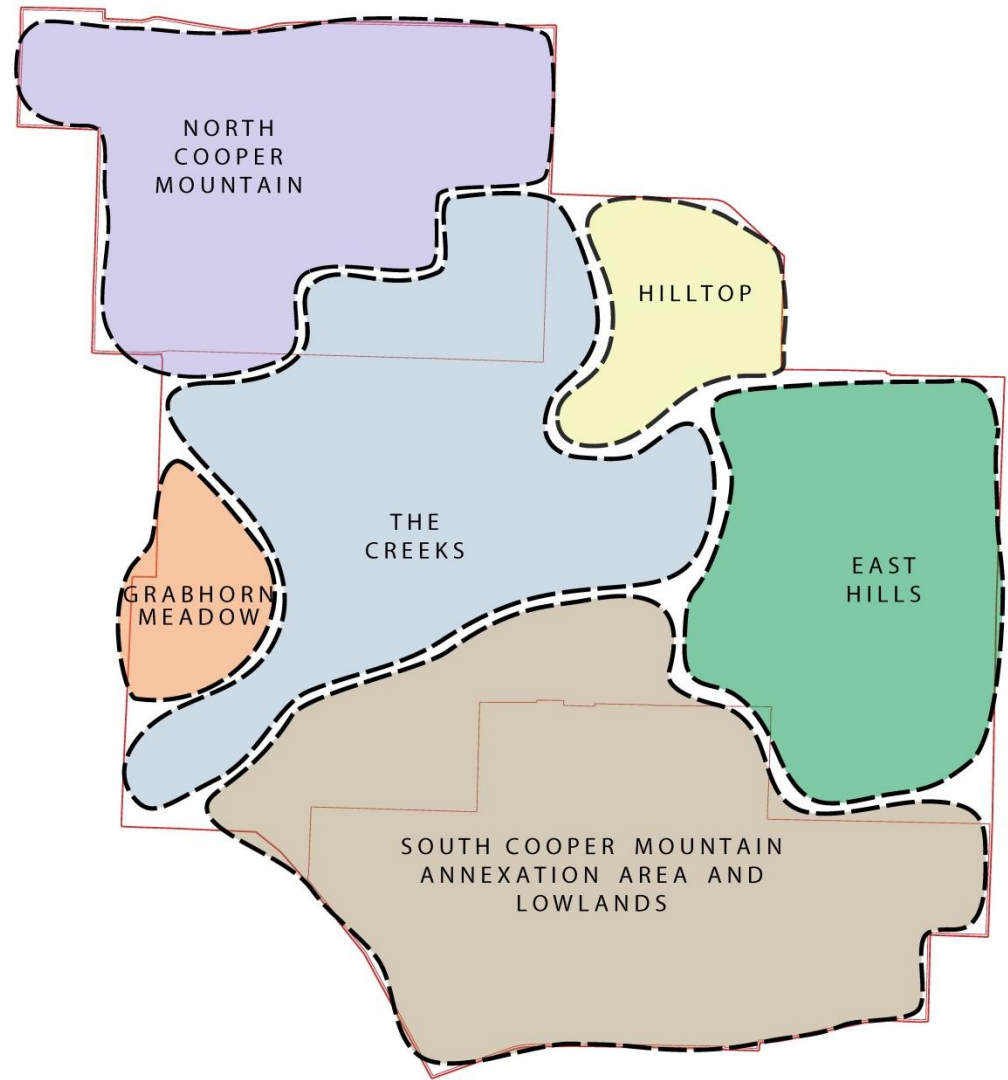
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# Six Areas of South Cooper Mountain



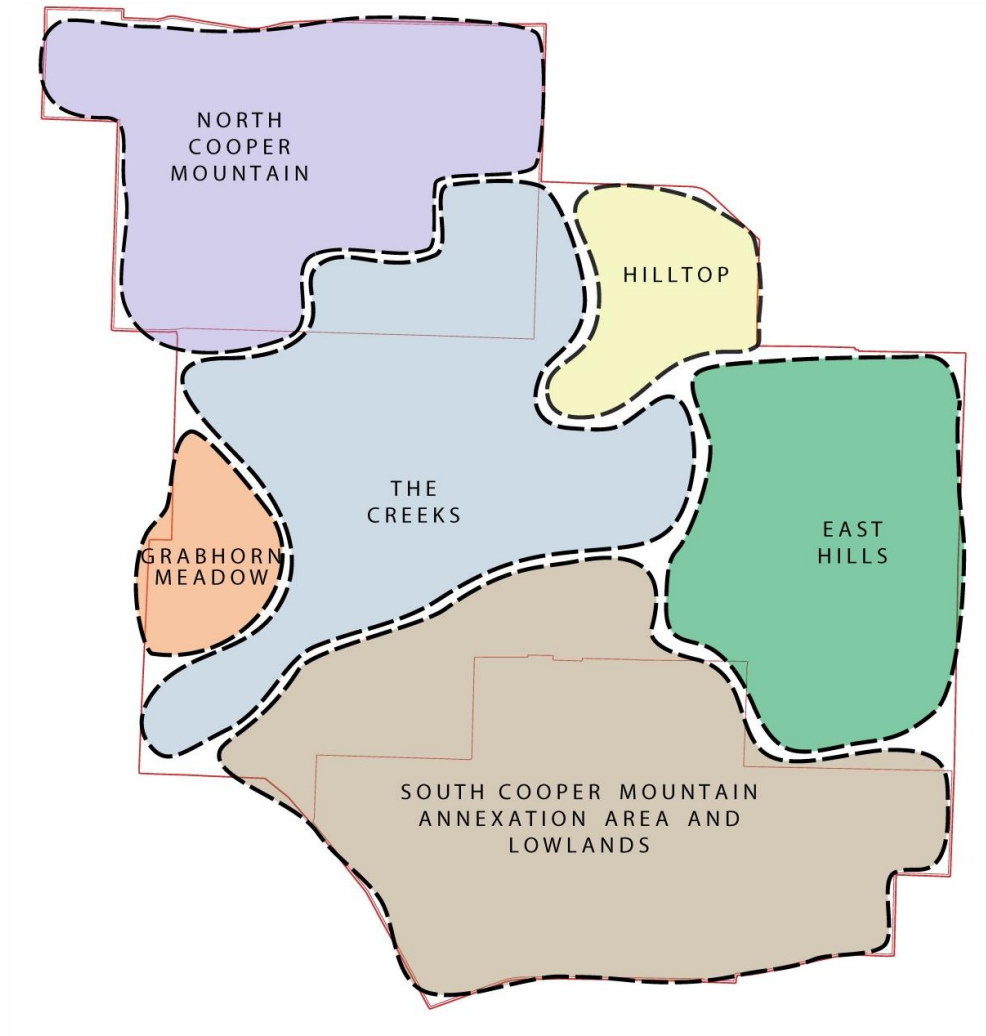
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# Six Areas of South Cooper Mountain

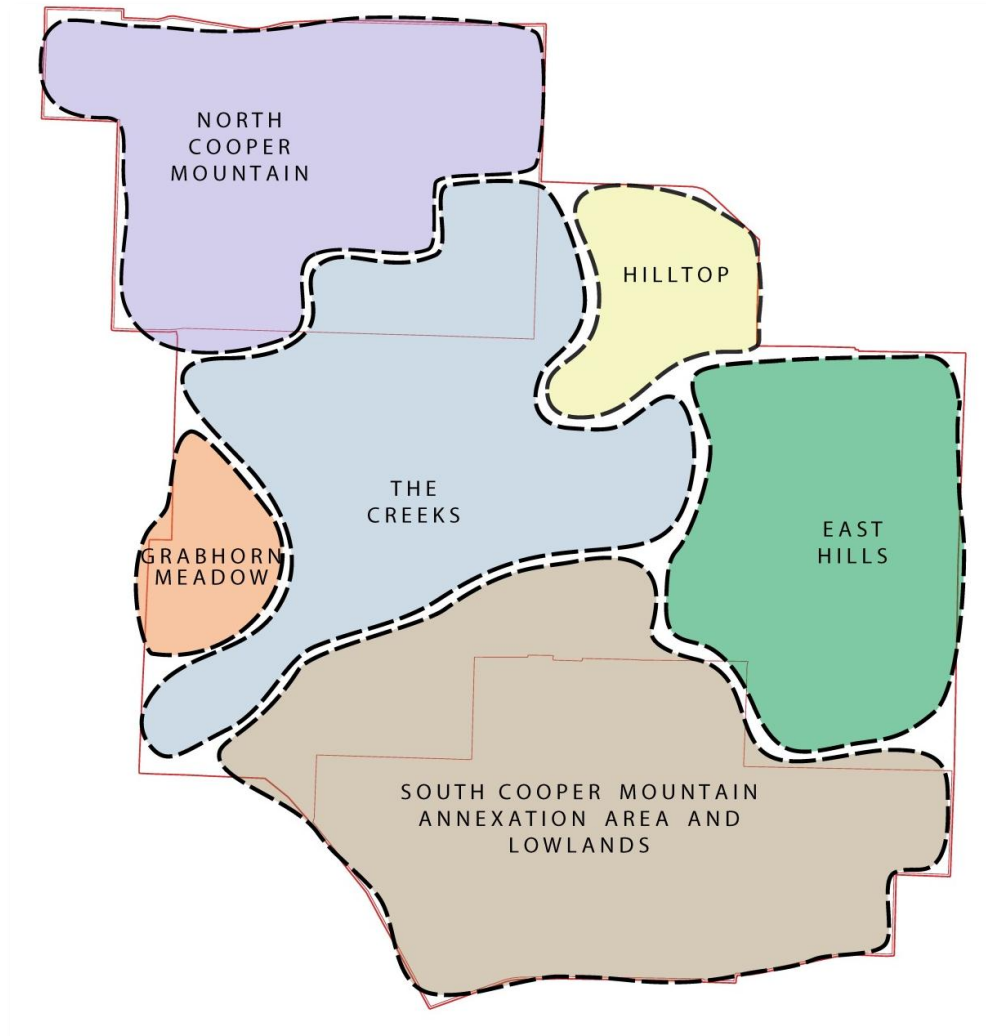


# The Questions...

- What should these areas be like in 20-50 years?

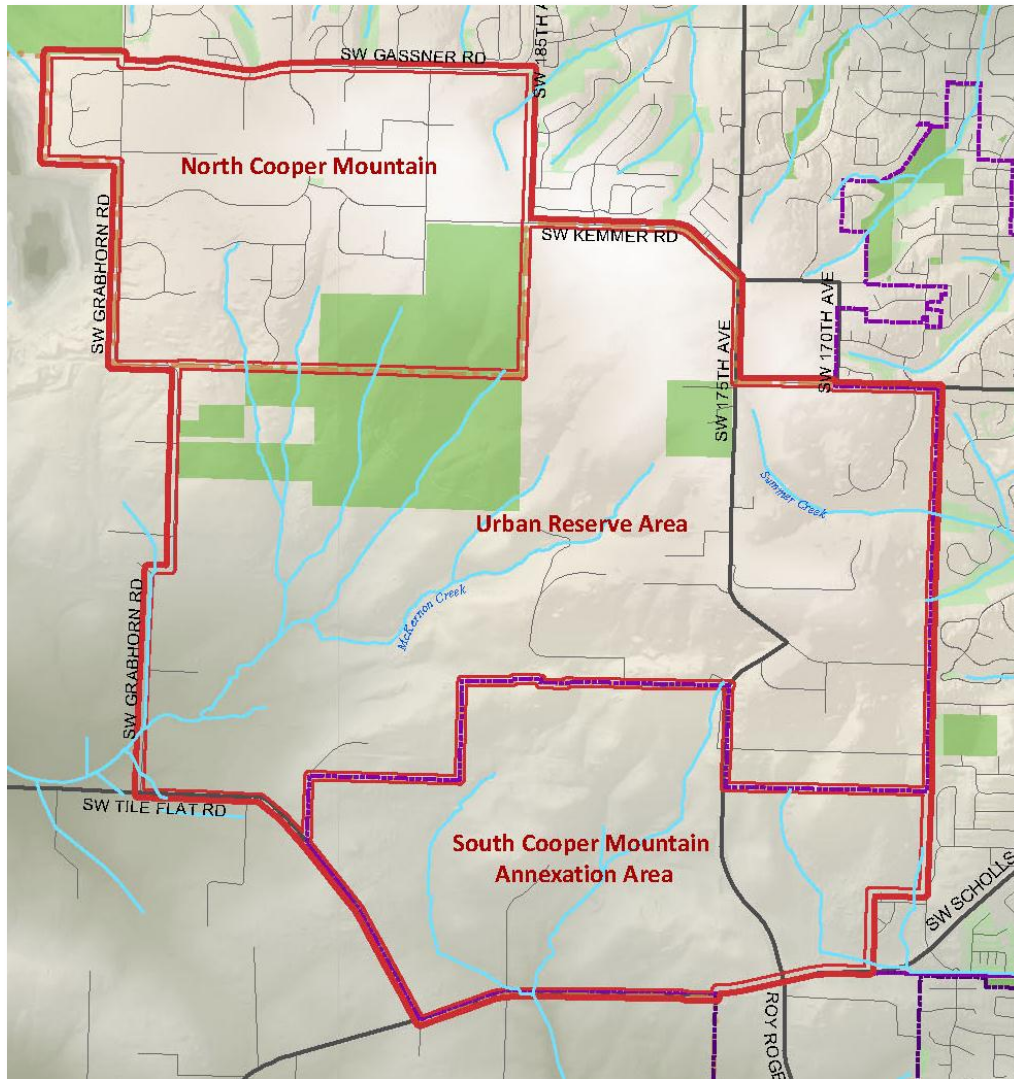


# The Questions...



- Where should we build?
- What should we protect?
- What should be the qualities of each area?

# A Reminder...



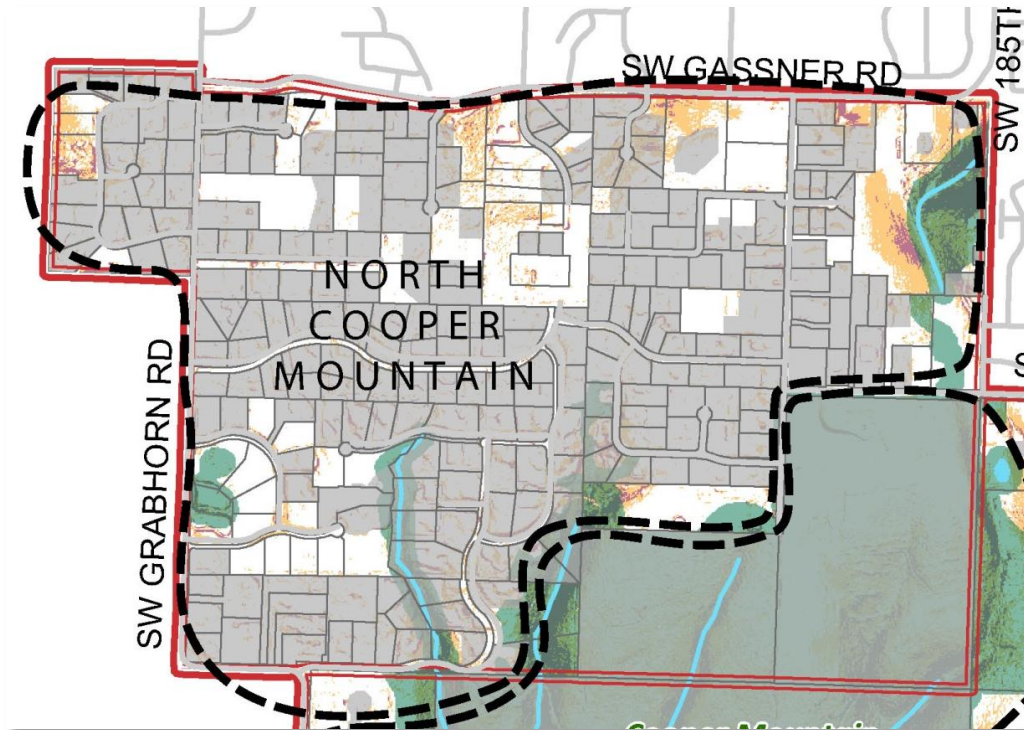
1,440 acres are  
inside the **Urban**  
Growth Boundary

1,240 acres are  
designated **Urban**  
Reserve

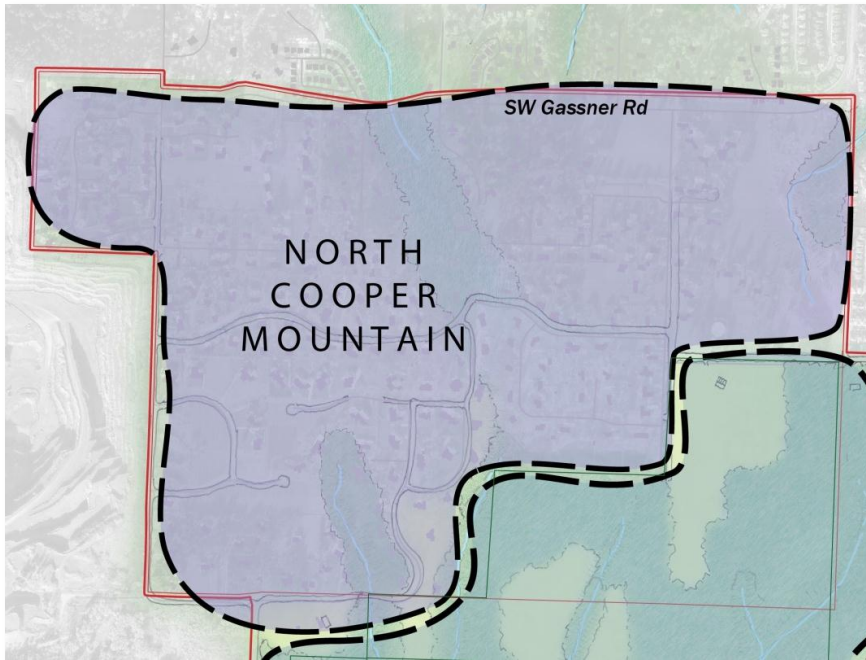
# North Cooper Mountain

## Key Considerations:

- Largely developed
- Little remaining buildable land
- Private development restrictions on some property
- Area is inside the urban growth boundary



# North Cooper Mountain



## Land Use Concepts:

- Low density residential – continue existing land use pattern
- Low-Moderate density residential – infill and redevelopment at 6 homes/net acre
- Moderate density residential – infill and redevelopment at 10 homes/net acre

# North Cooper Mountain

## Examples:

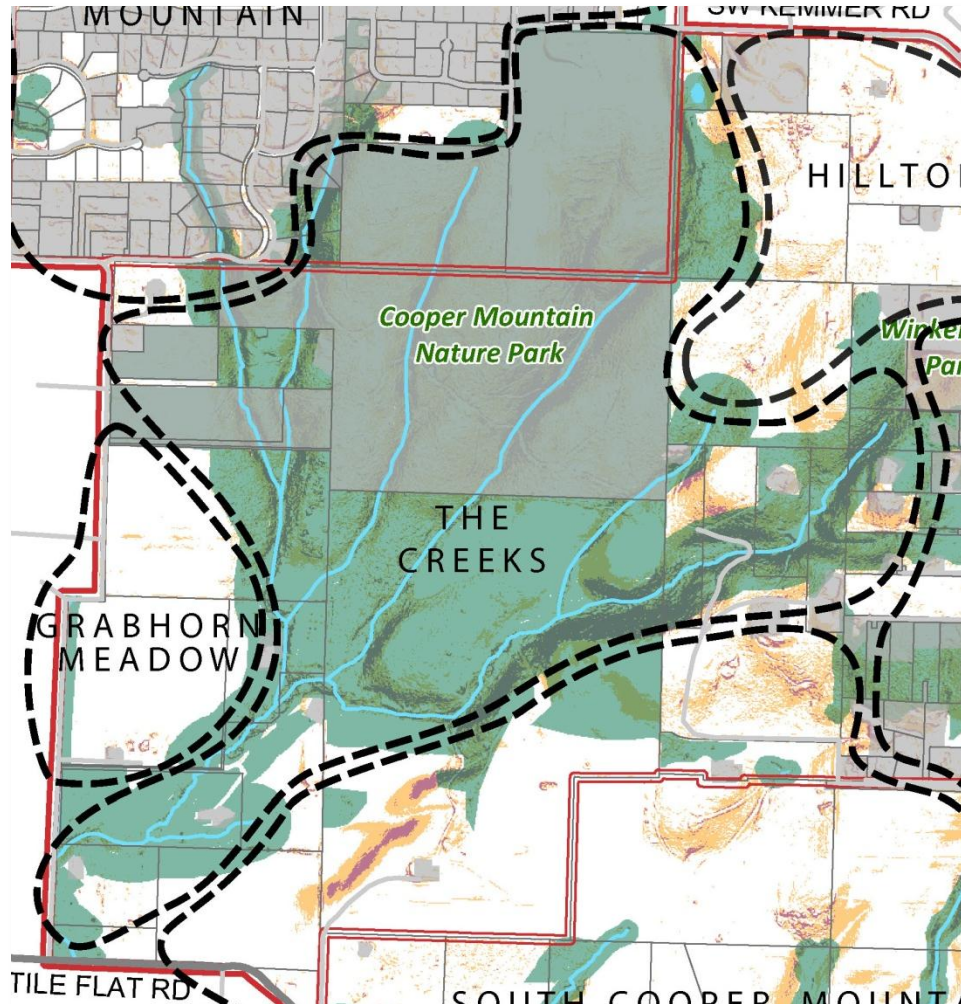
- Low density residential – continue existing land use pattern
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# The Creeks

## Key Considerations:

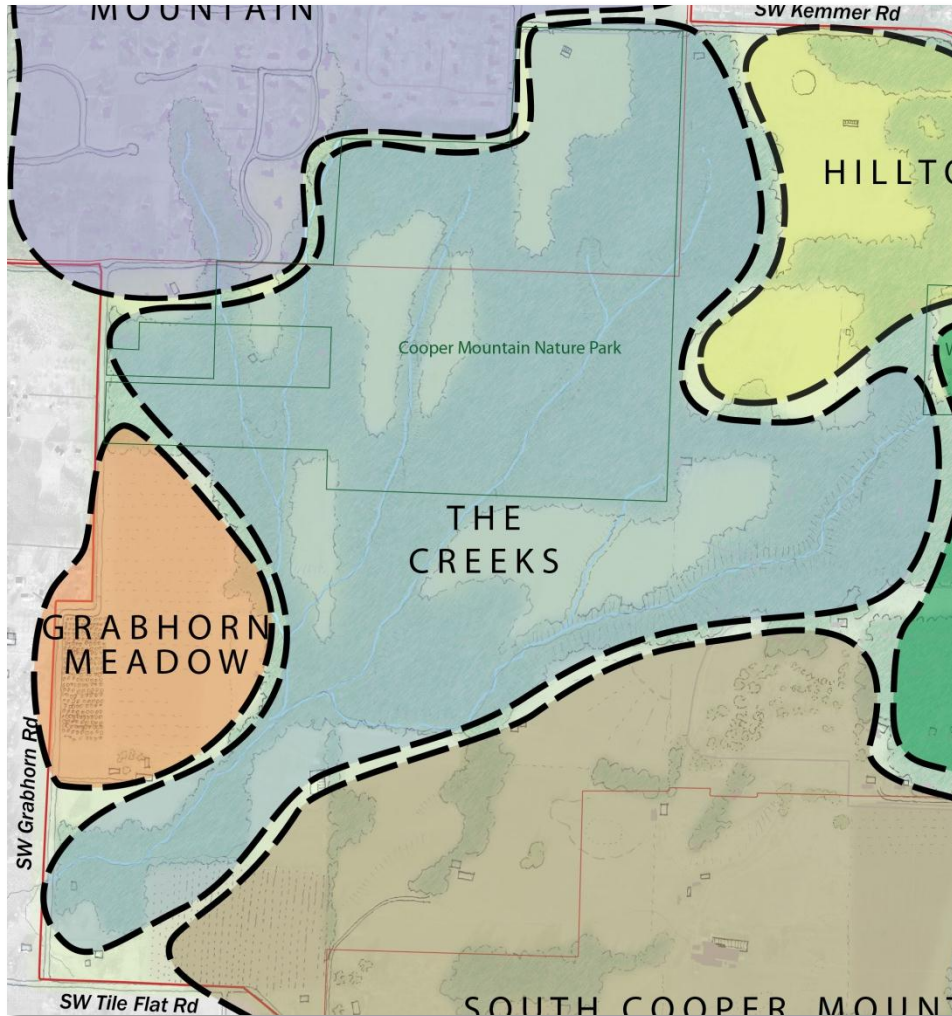
- Includes Cooper Mtn Nature Park & surrounding wooded stream system
- Important natural resources & habitat corridors
- “Pockets” of buildable land
- Area is designated urban reserve



# The Creeks

## Land Use Concepts:

- Natural resource area – preservation and open space
- Clustered housing – limited single-family housing with habitat-friendly design



# The Creeks

## Examples:

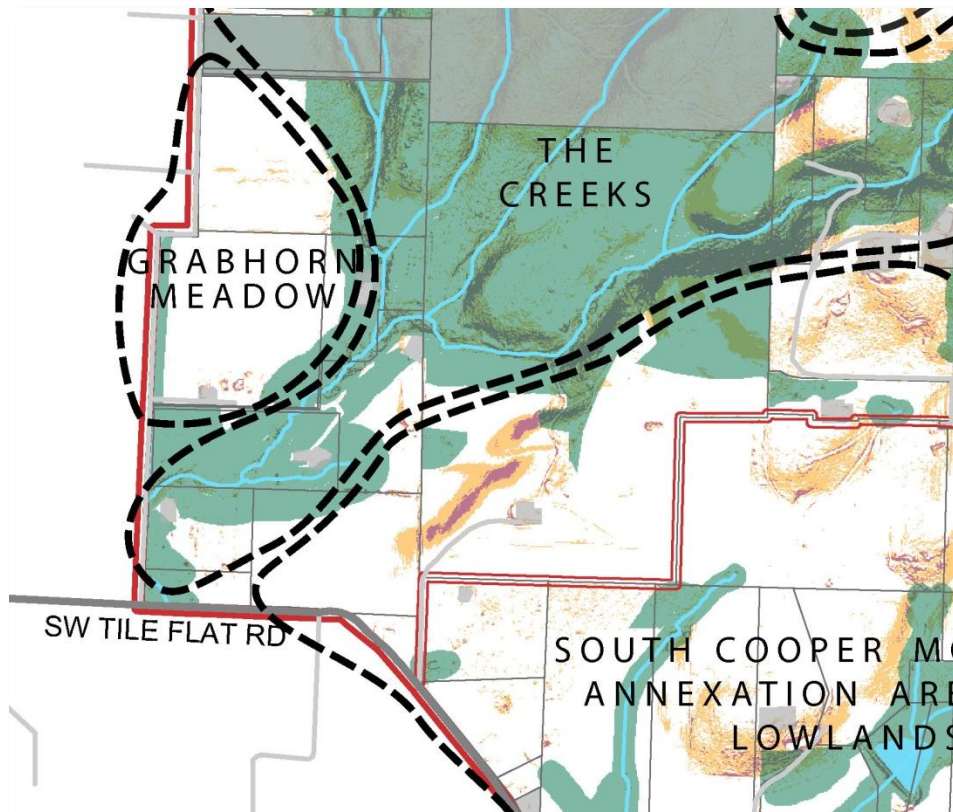
- Natural resource area – preservation and open space
- Clustered housing – limited single-family housing with habitat-friendly design



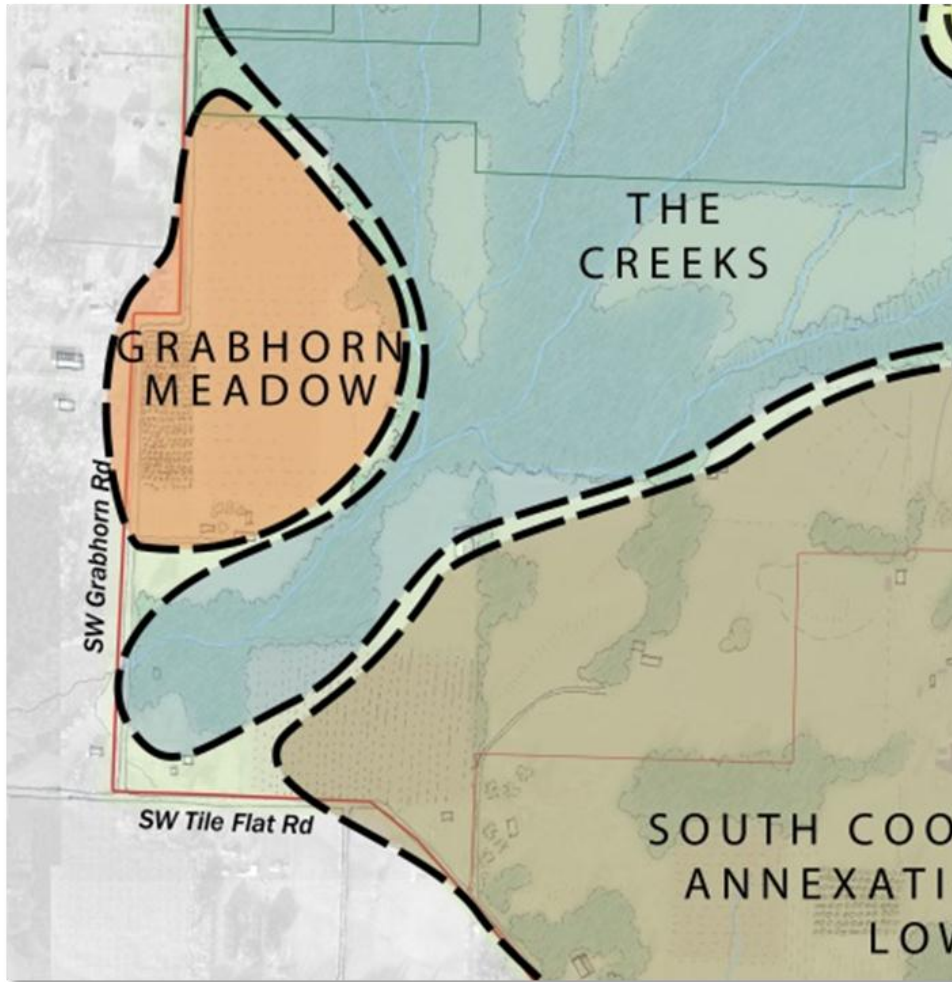
# Grabhorn Meadow

## Key Considerations:

- Gently sloping
- Largely buildable
- Adjacent to rural reserve / agriculture
- Close to SCMAA/Lowlands (separated by stream)
- Concepts reflect regional requirements
- Urban reserve



# Grabhorn Meadow



## Land Use Concepts:

- New neighborhood A – variety of housing types; average density of 15 homes/net acre
- New neighborhood B – emphasize detached homes; average density of 10 homes/net acre

# Grabhorn Meadow

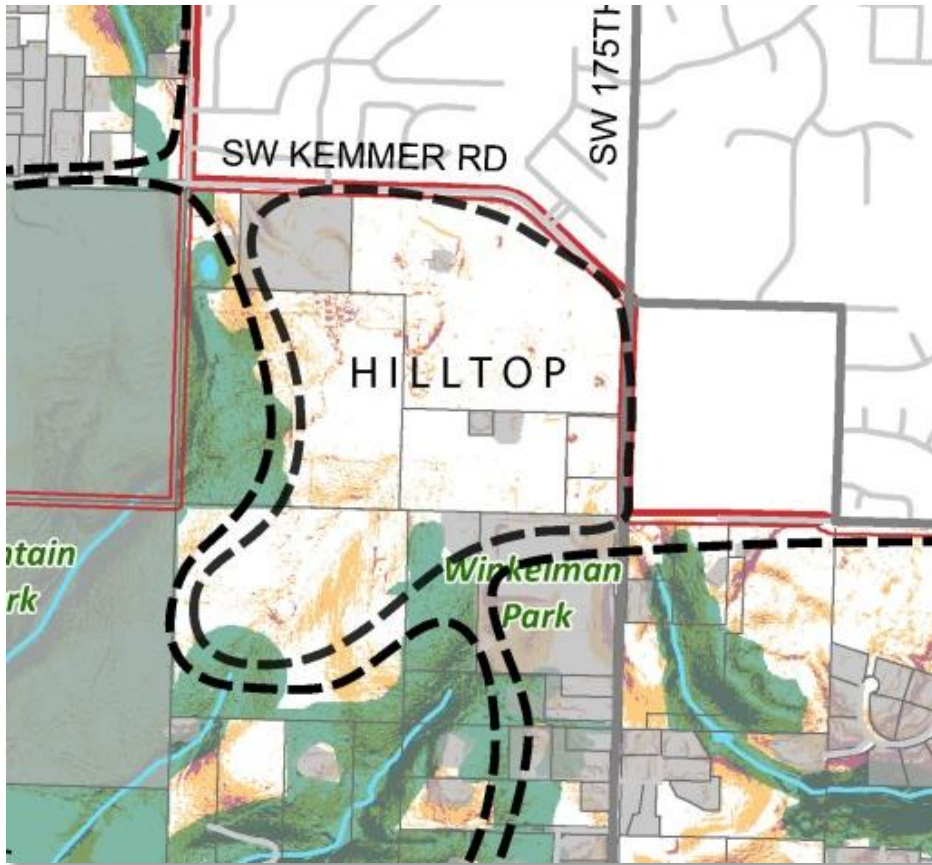
## Examples:

- New neighborhood A – variety of housing types; average density of 15 homes/net acre
- New neighborhood B – emphasize detached homes; average density of 10 homes/net acre



# Hilltop

## Key Considerations:

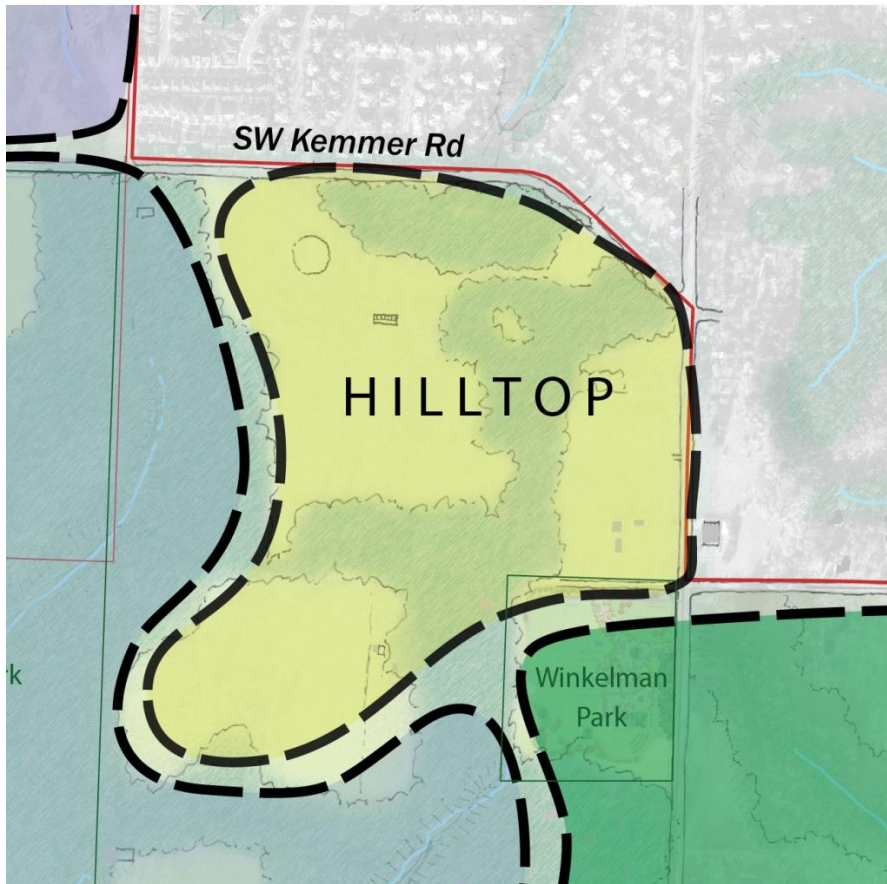


- Relatively gentle grades
- Largely buildable
- Adjacent to existing residential development
- Views
- Area is designated urban reserve

# Hilltop

## Land Use Concepts:

- Mixed Use Node - focal point for surrounding community; variety of housing types; small retail
- New neighborhood A – variety of housing types; average density of 15 homes/net acre
- New neighborhood B – emphasize detached homes; average density of 10 homes/net acre



# Hilltop

## Examples:

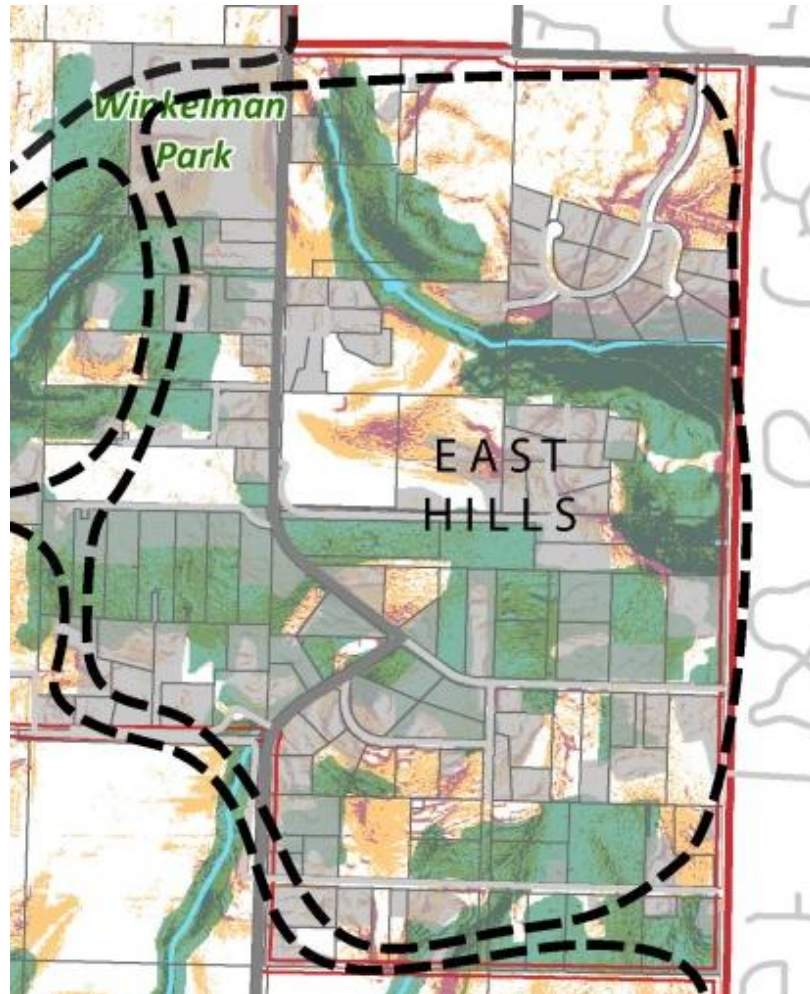
- Mixed Use Node - focal point for surrounding community; variety of housing types; small retail
- New neighborhood A – variety of housing types; average density of 15 homes/net acre
- New neighborhood B – emphasize detached homes; average density of 10 homes/net acre



# East Hills

## Key Considerations:

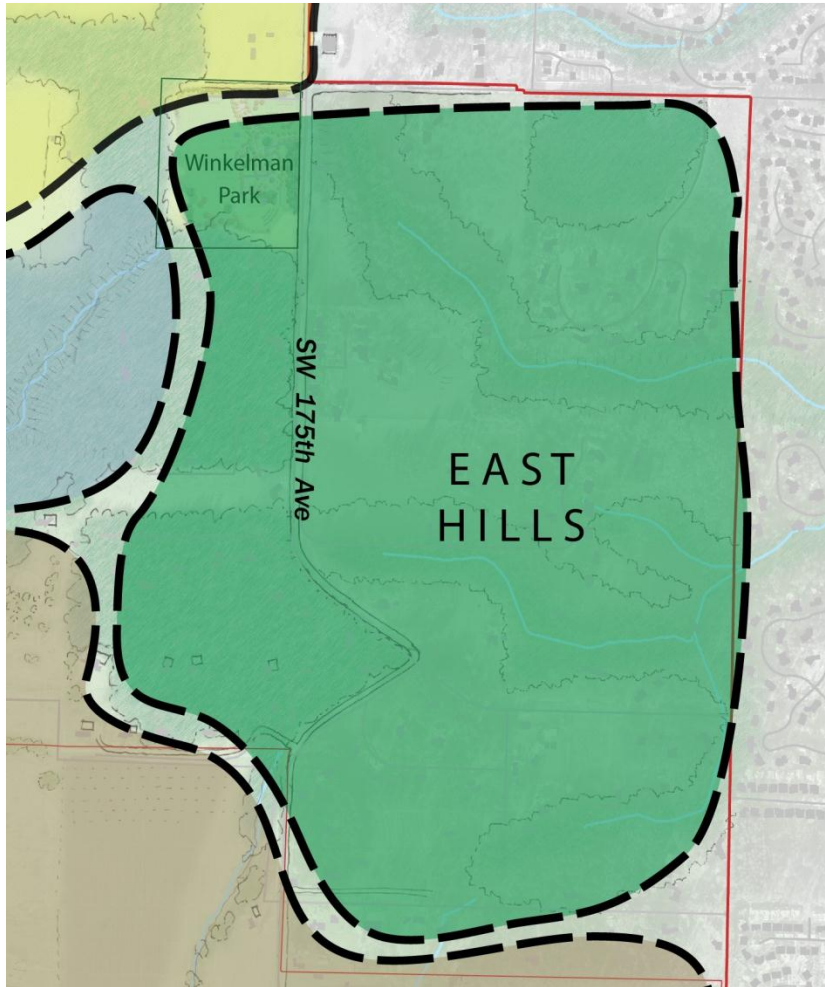
- Partially developed
- Some natural resource & slope constraints
- Adjacent but not connected to existing residential development



# East Hills

## Land Use Concepts:

- Low-Moderate density hillside neighborhood - infill and new development at 2 to 8 homes/net acre
- Moderate density hillside neighborhood - infill and new development at 4 to 12 homes/net acre



# East Hills

## Examples:

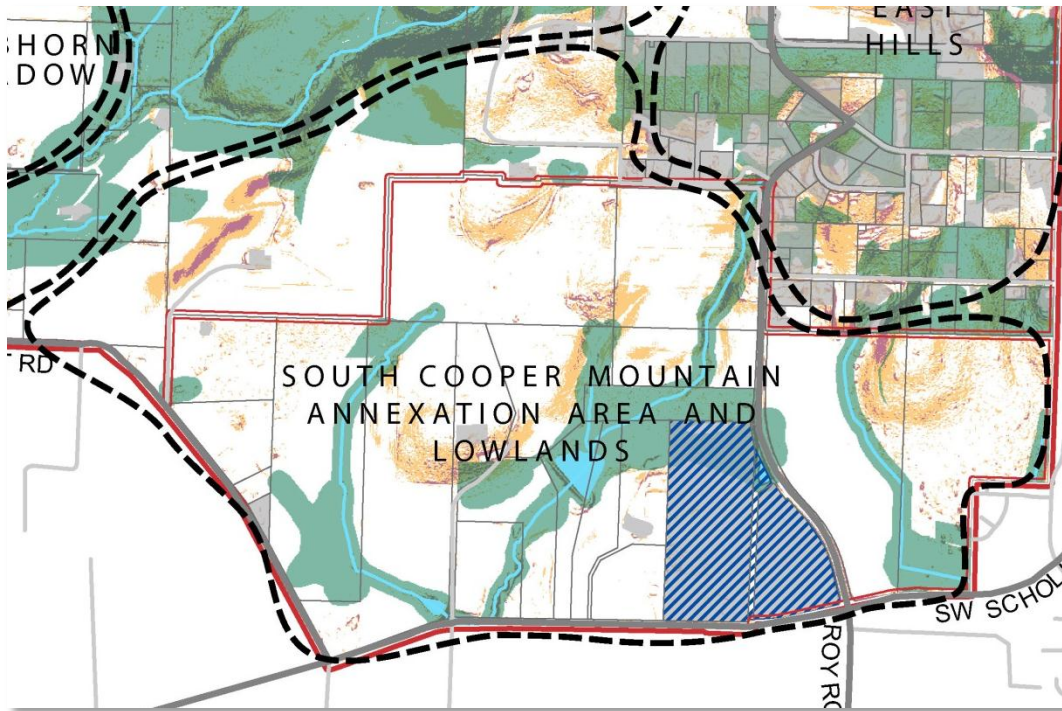
- Low-Moderate density hillside neighborhood - infill and new development at 2 to 8 homes/net acre
- Moderate density hillside neighborhood - infill and new development at 4 to 12 homes/net acre



# SCM Annexation Area

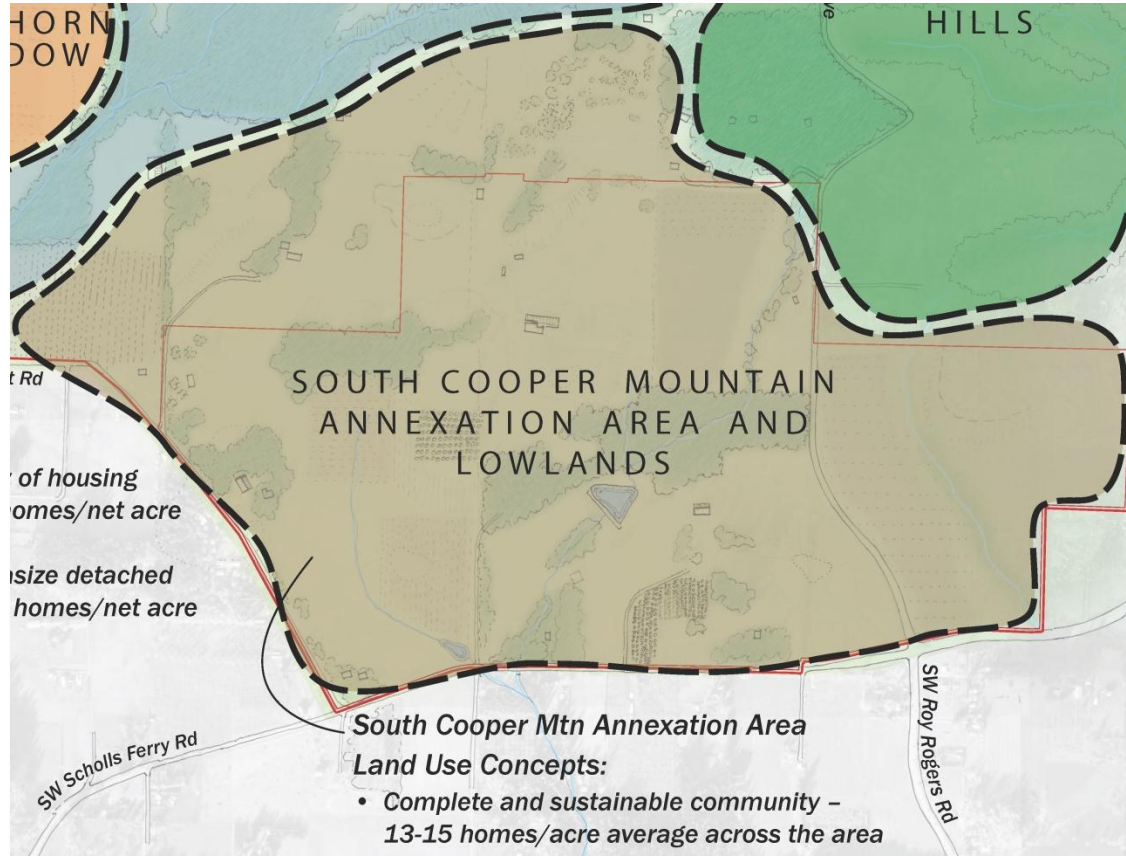
## Key Considerations:

- Gentle rolling hills
- Central natural resource area
- Little existing development
- Largely buildable
- Metro conditions for development



# SCM Annexation Area / Lowlands

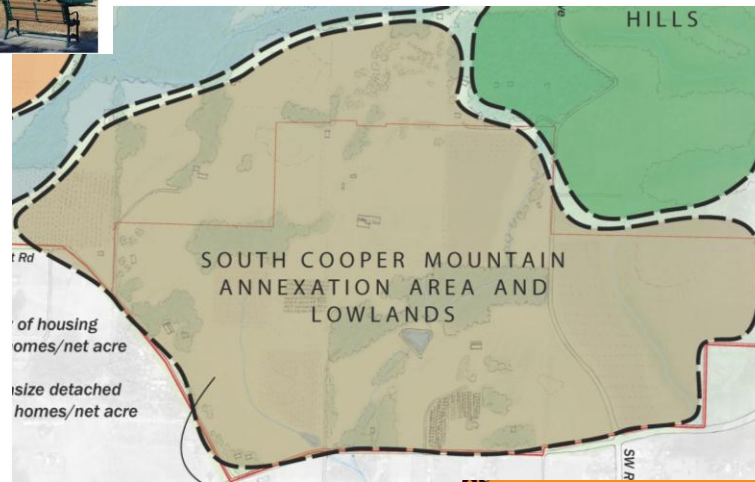
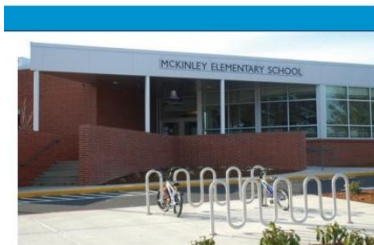
## Land Use Concepts:



- Complete and sustainable community – 13-15 homes/acre average across the area

# SCM Annexation Area / Lowlands

- Complete and sustainable community –13-15 homes/acre average across the area

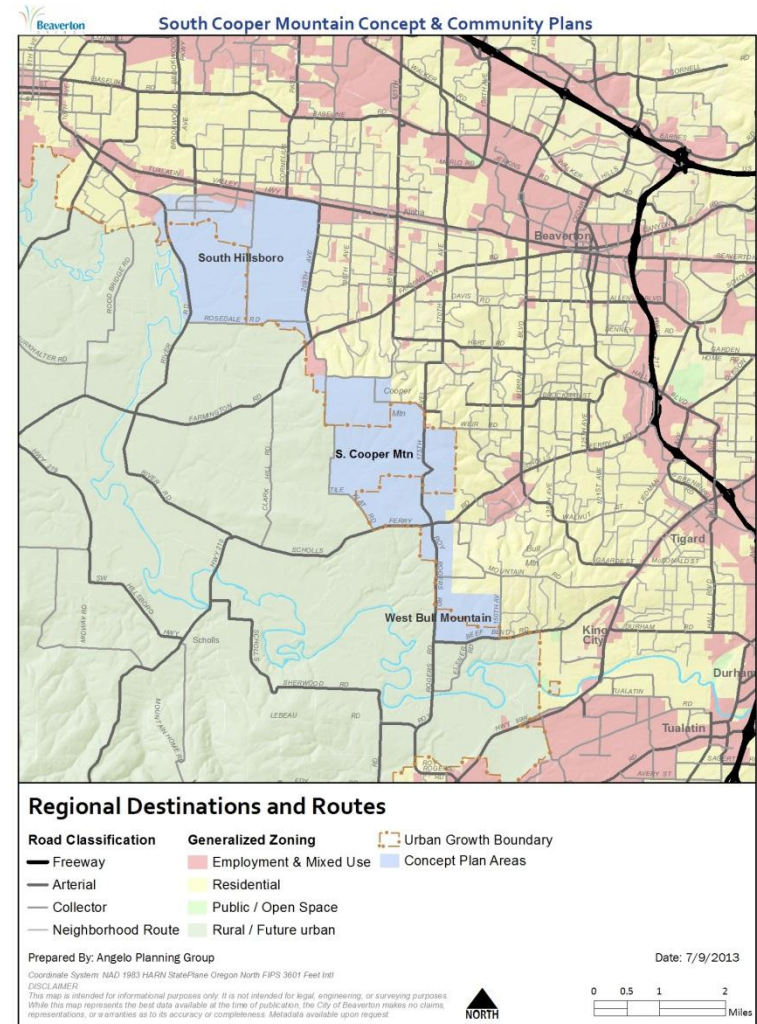




# TRANSPORTATION PRIORITIES

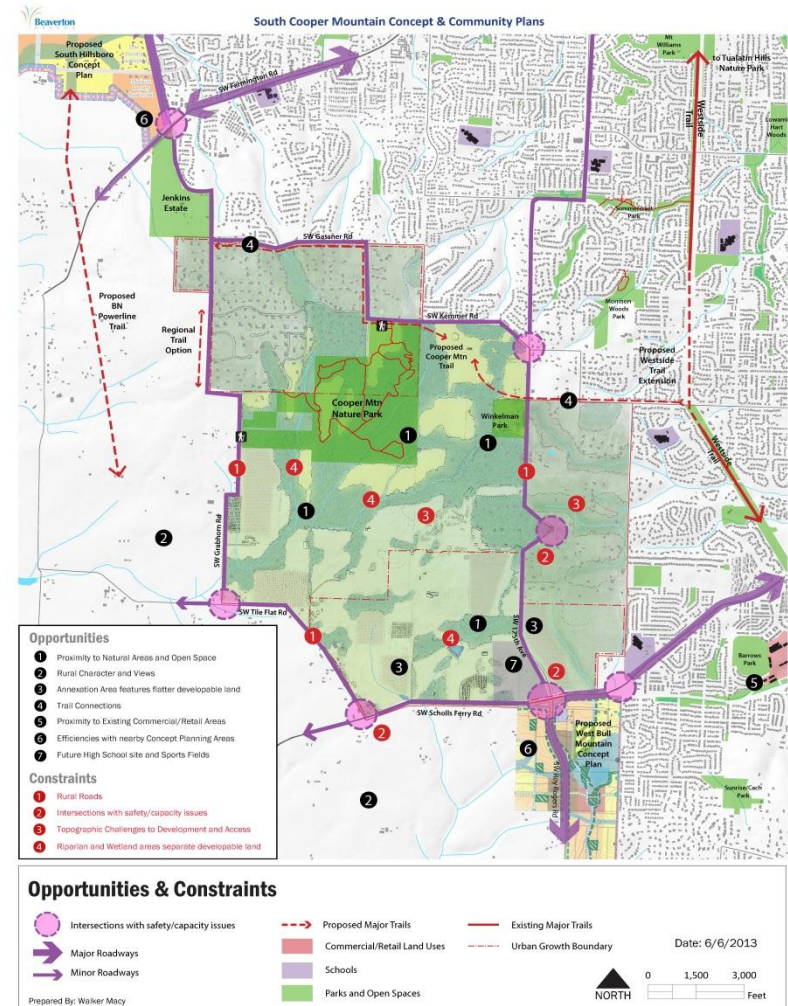
# Transportation Analysis

- Work to date: existing conditions
- Next steps: future conditions
- Related planning efforts: Washington County Transportation System Plan (TSP) update



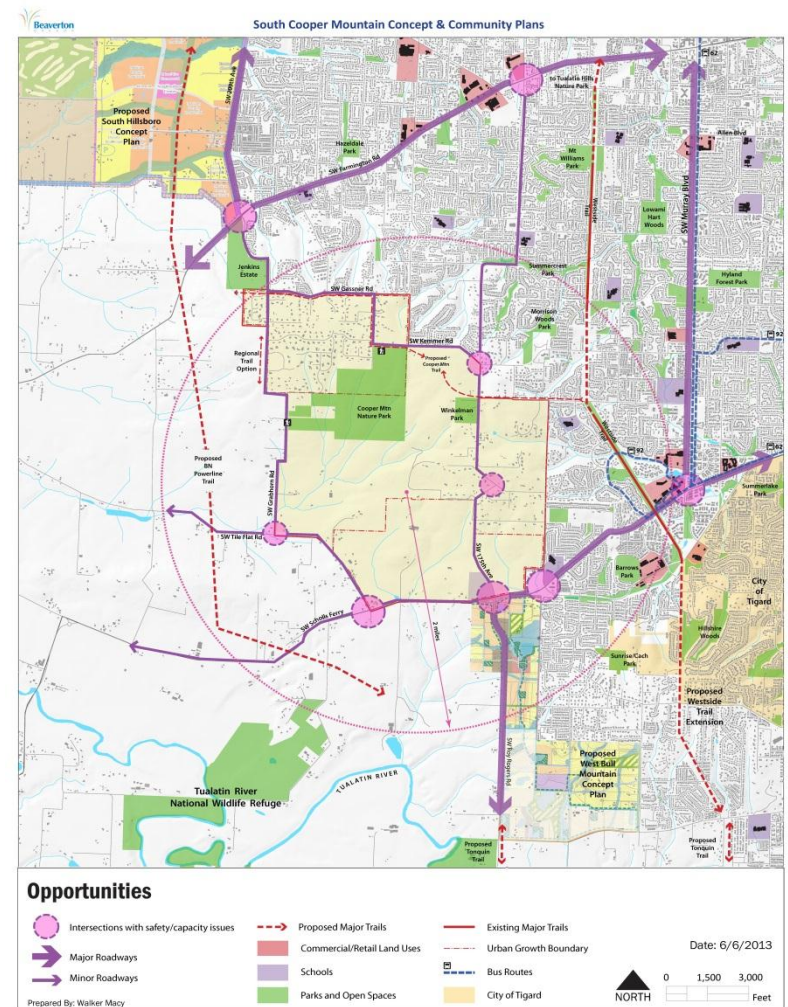
# What we've learned so far

- North-south a key concern, needs regional thinking
- Intersections with known safety/capacity issues
- Grades and corners on 175th and Grabhorn Road a key concern
- Future Cooper Mountain Trail and other trails – locate to avoid problems for neighbors
- Timing of transportation improvements relative to growth a key concern



# For today: 3 discussion questions

1. What your biggest transportation issues and priorities, and your ideas for solutions?
2. What are most important bicycle, pedestrian and trail improvements that are needed?
3. What strategies should be used to make the area “transit ready” for the future?

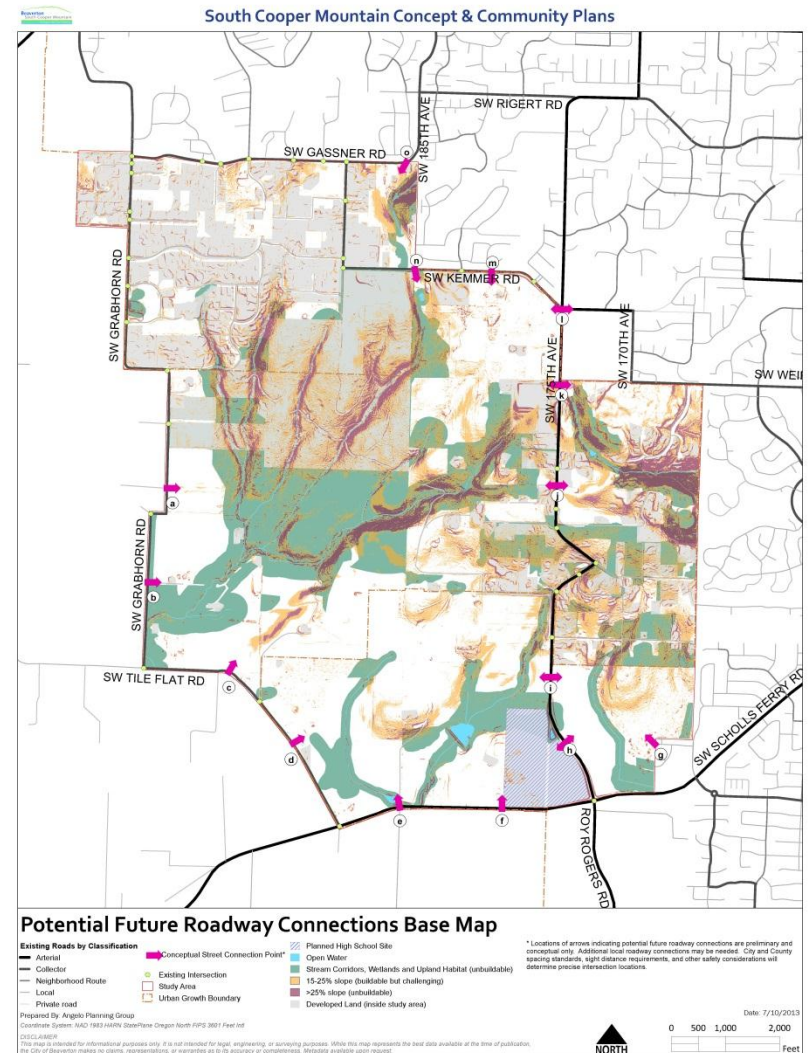


# Connectivity – a first conversation

- Look at the various arrows around the map – these are potential “point A to point B” connections.
- Which do you think should be connected?

## Guide:

- Try an east-west pair, and a north-south pair.
- This is conceptual...don't worry about being exact.





**SCM ANNEXATION AREA –  
CONCEPTS FOR A COMPLETE AND  
SUSTAINABLE COMMUNITY**

# Components of a Complete Community

## Neighborhood Commercial



6-8 Acres

- Small scale, neighborhood serving commercial
- May include coffee shops, convenience retail, restaurants and other neighborhood services



## Elementary School



8-10 Acres

- Two new elementary schools will serve the area
- Best suited for flat areas



## Neighborhood Park



2 - 4 Acres

- Best suited for flat environments
- May include some natural resources, but will likely include space for active recreation/playgrounds



## Apartments and Condos



3.4 Acres  
100 Households  
36.8 Units per Acre  
1,000-1,250 sf of land per unit

- Generally two-to-four story residential buildings
- Best suited to relatively flat areas
- Would benefit from being within a walkable distance to neighborhood commercial services



Beaverton  
South Cooper Mountain  
The Region's Next Great Community

Prepared by Angelo Planning Group and Fregonese Associates. July 13, 2013

# Components of a Complete Community

## Townhomes and Cottage Homes



7 Acres  
100 Households  
18 Units per Acre  
2,000-2,500 sf of  
land per unit

- Neighborhood of townhomes and cottage homes
- Cottage homes are clustered small lot single family homes that share some common open space
- Neighborhoods are typically very walkable



## Small Lot Homes



12 Acres  
100 Households  
10.5 Units per Acre  
4,000-5,000 sf lots

- Neighborhood of single-family homes on small lots
- Neighborhoods are typically very walkable



## Standard Lot Homes



18 Acres  
100 Households  
7 Units per Acre  
5,000-8,750 sf lots


- Neighborhoods of larger homes on medium sized lots
- Standard lot homes can be located on steeper slopes



# Purpose of Exercise – Make Maps!

## Guidelines:

- The “chips” represent land uses for a complete community
- They are roughly sized a working land use program for the Annexation Area
- Use all the chips, or not



Closing:

**THANKS & NEXT STEPS**

# Next Steps

- July – September: Prepare scenarios
- October – November: Evaluation
- December – Next Open House

Citizen Advisory Committee: September and November